

**To arrange a viewing contact us
today on 01268 777400**



ASPIRE



The Parks, Basildon Guide price £425,000

Aspire Estate Agents are delighted to present this charming three-bedroom detached property. Spread over two floors, this home offers ample space, making it an ideal family residence. The ground floor features a welcoming entrance hall, a convenient cloakroom, and a stunning kitchen perfect for culinary enthusiasts. The cosy lounge, complete with a feature fireplace, is ideal for relaxing during winter evenings. The first floor includes three well-appointed bedrooms, with the master bedroom featuring its own en-suite. Additionally, the half-boarded loft and garage provide excellent storage solutions and potential for a loft conversion. The conservatory at the rear provides access to the spacious garden. Contact our office today on 01268 777400 to arrange a viewing. Guide £425,000 to £450,000.

www.aspireestateagents.co.uk

Entrance Hall

Dimensions: 8'11" x 4'10" > 5'11"

Features: Double glazed window to the right, cloakroom to the left featuring a wall-mounted washbasin with mixer tap, chrome hand towel rail, and Amtico flooring.

Lounge

Dimensions: 10'10" x 16'3" (3.3m x 4.95m)

Features: Double glazed window to the front, double glazed French doors leading into the conservatory, wooden flooring, and two radiators.

Conservatory

Dimensions: 8'2" x 11'7" (2.49m x 3.53m)

Features: Double glazed windows on all sides, double glazed French doors opening to the rear, and tiled flooring.

Kitchen / Breakfast Room

Dimensions: 16'2" x 11'6" > 14'8"

Features: Double glazed windows to the front and rear, double glazed barn-style door, wall and base-mounted units incorporating granite work surfaces and splashbacks, space for a range cooker, wine cooler, American style fridge freezer, washing machine, tumble dryer, integrated dishwasher, one and a half stainless steel sink with mixer tap, Amtico flooring, breakfast bar, fitted spotlights, and under-cabinet lighting.

Landing

Dimensions: 5'11" x 11'5" (1.8m x 3.48m)

Features: Loft hatch access, airing cupboard, and doors to all bedrooms and bathroom.

Master Bedroom

Dimensions: 10'11" x 11'6" (3.33m x 3.51m)

Features: Double glazed window to the rear, radiator, and laminate flooring.

Ensuite

Dimensions: 4'6" x 8'5" (1.37m x 2.57m)

Features: Double glazed obscure window to the front, low-level WC, washbasin, double shower cubicle with thermostatic shower.

Bedroom Two

Dimensions: 8'6" x 9'7" (2.59m x 2.92m)

Features: Double glazed window to the front, radiator, and laminate flooring.

Bedroom Three

Dimensions: 8'6" x 10'0" (2.59m x 3.05m)

Features: Double glazed window to the front, radiator, and laminate flooring.

Family Bathroom

Dimensions: 5'8" x 8'6" (1.73m x 2.59m)

Features: Double glazed obscure window to the rear, paneled bath with mixer tap and thermostatic shower above, low-level WC, washbasin, tiled walls, Amtico flooring, chrome hand towel rail, shaver point, and extractor fan.

Front Garden

Features: Driveway providing off-street parking for two cars, leading to the garage, and a pathway to the entrance door.

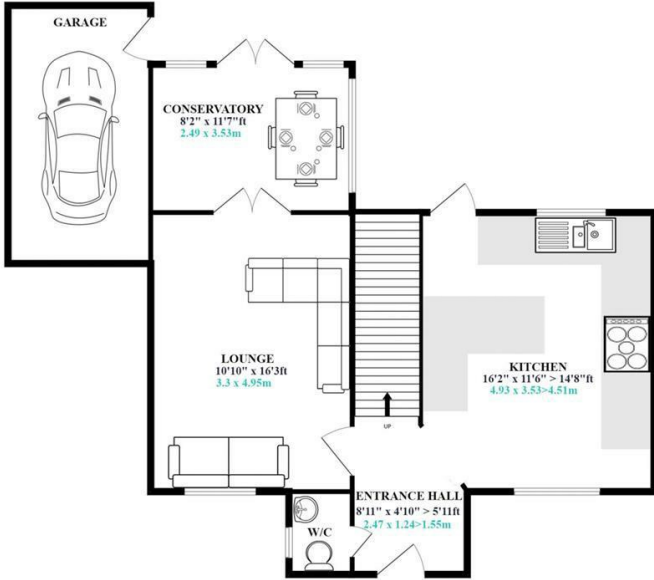
Rear Garden

Features: Paved patio with a stone center, leading to a decking area.

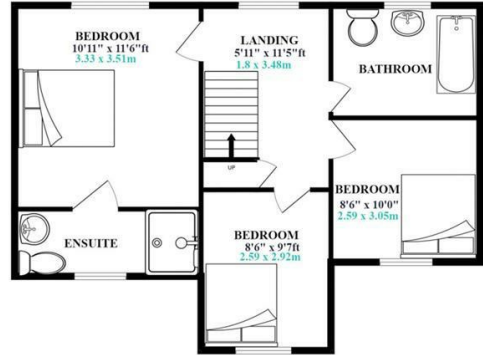
Garage

Features: Loft space, power and light connected, and an up-and-over door.

GROUND FLOOR



1ST FLOOR



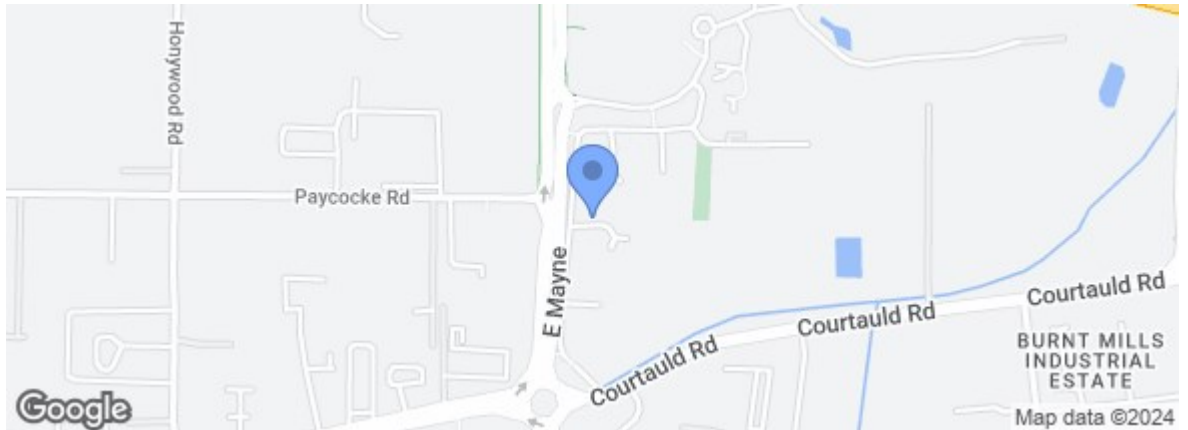
ASPIRE

ESTATE AGENTS

THE PARKS BASILDON

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.