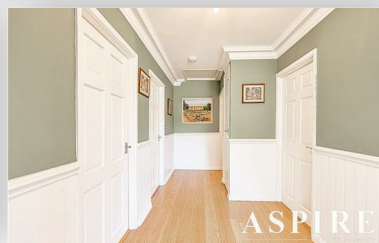


*To arrange a viewing contact us  
today on 01268 777400*



## Pound Lane, Basildon Guide price £650,000

- CHECK OUT THE MARKETING VIDEO
- Driveway equipped with electric gate and EV charger as well as optional secondary entrance/exit
- Two spacious outbuildings with electric
- Sky lantern window in annex living room
- Self contained annex perfect for large families or tenants
- NO ONWARD CHAIN
- Kitchen diner featuring bi-folding doors
- CCTV system and house alarms for added security
- Whole house re-wired in 2020
- Rear garden approximately 70ft

Welcome to Pound Lane, a charming and spacious detached bungalow featuring four bedrooms and two bathrooms, perfect for a growing family. This property offers exceptional versatility with a separate fully furnished annex, ideal for guests or rental opportunities, and a cattery for pet enthusiasts or small business ventures. The home is further enhanced by two large outbuildings with electricity, perfect for workshops or additional storage, as well as a utility outbuilding. Security and privacy are ensured with the addition of an electric gate and CCTV, providing peace of mind. This unique property combines comfort, and functionality, in a peaceful setting.

Both Kitchens and the entirety of the annex were renovated in 2020 including a complete re-wiring.

The driveway also offers electric charging and a secondary entrance/exit with a drop curb that could be opened if desired.

All white goods will be remaining including:

**PORCH**  
Features double glazed windows to the front and a tiled floor. A further double glazed door leads to:

**HALLWAY**  
The hallway has a skimmed ceiling with loft access, where the boiler is located, and includes a built-in storage cupboard. Doors lead to:

**LOUNGE (23' 1" x 14' / 7.04m x 4.27m)**  
This room features a skimmed ceiling, a double glazed window overlooking the rear, a feature fireplace with an electric fire, a radiator, and laminate flooring. An opening leads to:

**KITCHEN/DINER (20' 6" x 13' 2" / 6.25m x 4.01m)**  
The kitchen/diner has a skimmed ceiling with double glazed Velux windows and double glazed bi-folding doors that open to the rear garden. It is equipped with a range of base and eye-level units, quartz countertops, an inset 1.5 bowl sink drainer, space for a range cooker with an extractor fan above, space for a fridge/freezer, and an integrated dishwasher. The room is finished with tiled splashbacks, a tiled floor, and a tall designer radiator.

**BEDROOM ONE (14' x 12' / 4.27m x 3.66m)**  
This bedroom has a skimmed ceiling, a double glazed bay window to the front, an obscure double glazed window to the side, a radiator, and laminate flooring.

**BEDROOM TWO (14' 5" x 11' 9" / 4.39m x 3.58m)**  
Includes a skimmed ceiling, a double glazed bay window to the front, a radiator, and laminate flooring.

**BEDROOM THREE (8' 9" x 7' 10" / 2.67m x 2.39m)**  
Features a skimmed ceiling, a double glazed window to the side, a radiator, and laminate flooring.

**FAMILY BATHROOM (8' 8" x 6' 9" / 2.64m x 2.06m)**  
This bathroom has a skimmed ceiling with inset spotlights, an obscure window to the side, and a four-piece suite comprising a close-coupled w/c, a vanity-mounted hand wash basin, a panelled bath, and a shower cubicle with a mixer shower. Additional features include a chrome heated towel rail, tiled walls, and a tiled floor.

**ANNEX ACCOMMODATION**

**HALL/KITCHEN (31' 6" x 7' 9" / 9.6m x 2.36m)**  
The hall/kitchen has a skimmed ceiling with two skylights, a window to the rear, and a double glazed door leading to the rear garden. It includes base and eye-level units with square-edged working surfaces, an inset 1.5 bowl sink drainer, an inset 4-ring gas hob with an extractor fan above, an integrated dishwasher, and an integrated electric oven. There is also space for a fridge/freezer and washing machine. Doors lead to:

**LOUNGE (20' 6" x 15' 8" / 6.25m x 4.78m)**  
The lounge features a skimmed ceiling with inset spotlights and a roof lantern, double glazed French doors to the rear garden, double glazed windows to the rear, wall lighting, a radiator, and a tiled floor.

**BEDROOM (15' 6" x 13' 2" / 4.72m x 4.01m)**  
This bedroom includes a skimmed ceiling with inset spotlights, a double glazed window to the side, fitted wardrobes, and a tall designer radiator. Doors lead to:

**SHOWER ROOM (6' 6" x 3' 9" / 1.98m x 1.14m)**  
Features a skimmed ceiling with inset spotlights, a shower cubicle with a mixer shower, an extractor fan, a heated towel rail, part-tiled walls, and a tiled floor.

**CLOAKROOM (7' x 3' 3" / 2.13m x 0.99m)**  
This room has a skimmed ceiling with inset spotlights, an obscure window to the side, and a two-piece suite comprising a close-coupled w/c and a hand wash basin with storage beneath. An extractor fan and tiled floor complete the space.

**OUTSIDE OF PROPERTY**

**FRONT**  
The front of the property offers an expansive block-paved in/out driveway with

wrought iron gates at each entrance, providing off-street parking for up to 10 vehicles. The area is

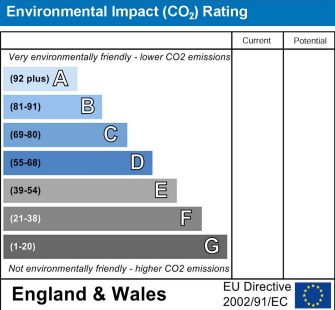
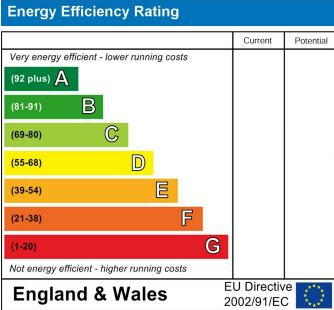
bordered by flower and shrub beds, and includes an electric car charging point.

**REAR GARDEN**  
The west-facing rear garden measures approximately 70 feet and begins with a paved patio leading to a lawn area. Additional features include sleeper flower beds, an outside tap, exterior lighting, and gated side access.

**OFFICE (26' 3" x 9' 2" / 8m x 2.79m)**  
The office space has a skimmed ceiling, double glazed windows, double glazed French doors, laminate flooring, and is equipped with power and lighting.

**STORAGE OUTBUILDING (29' 7" x 9' 9" / 9.02m x 2.97m)**  
This outbuilding includes a double glazed window to the side, double glazed French doors, and is fitted with power and lighting.

**UTILITY ROOM (29' 7" x 4' / 9.02m x 1.22m)**  
The utility room features a double glazed window to the front, base-level units with square-edged working surfaces, an inset sink drainer, and space for a washing machine, tumble dryer, and additional appliances. A door leads to the rear garden.



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.