

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



Wavertree Road, Benfleet Offers in the region of £600,000

Aspire are thrilled to present this stunning four-bedroom detached home, built around eight years ago and located in a tranquil area of Benfleet. Perfectly positioned within easy reach of local schools, shops, and the train station, this property offers the ideal blend of comfort and convenience.

This beautifully maintained home features a spacious 20' lounge, a separate dining room perfect for entertaining, and a modern 16' 2" kitchen. Additionally, there is a versatile study that can also serve as a fifth bedroom. The master bedroom includes a lavish ensuite bathroom.

The property boasts a delightful south-facing rear garden measuring 55', providing ample outdoor space for relaxation and play. Further benefits include a garage, off-street parking for up to three vehicles, and a dedicated EV car charging point.

This exceptional home offers an inviting blend of style, space, and modern amenities.

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FRONT OF PROPERTY

The front of the property is block-paved driveway which provides off-street parking for up to three vehicles, along with access to the garage. And EV charging point is also available.

HALLWAY

Welcoming hall with skimmed ceiling, over head lighting and porcelain tiled flooring. Stairs are complemented by an under stairs storage cupboard, ideal for additional storage. Two radiators ensure warmth throughout. The hallway includes an internal door leading to the garage.

STUDY

Versatile study room with a skimmed ceiling, perfect for a home office or additional bedroom. It features a UPVC double-glazed front aspect window, a radiator, and laminate wood-effect flooring.

GARAGE

Spacious garage with an electric fob-operated up-and-over door. Includes an obscure UPVC double-glazed rear door to the rear garden, as well as power and lighting.

DOWNSTAIRS W/C

The suite comprises of skimmed ceiling with over head spot lighting, UPVC obscured side aspect double glazed window, w/c and a vanity-mounted hand wash basin with a chrome mixer tap. Radiator. Porcelain tiled floor.

KITCHEN

A modern and well-equipped kitchen with a skimmed ceiling and over head spot lighting. The room features a UPVC double-glazed side aspect window and a door providing side access through to the garden. The kitchen boasts a range of base and eye-level units with granite work surfaces and matching upstands, adding a touch of luxury. It includes an inset one and a half bowl stainless steel sink drainer with a chrome mixer tap, a Bosch electric hob with an extractor hood, built-in twin electric eyeline Bosch ovens, and integrated Bosch appliances, including a dishwasher, washing machine, fridge, and freezer. Finished with porcelain tiled flooring for durability and style.

DINING ROOM

Charming dining room with a skimmed ceiling and over head spot lighting. The space includes an obscure UPVC double-glazed side aspect window, ensuring privacy while allowing natural light to filter through. Radiator and carpeted flooring.

LOUNGE

A spacious and inviting lounge featuring a skimmed ceiling with over head spot lighting. The room benefits

from a UPVC double-glazed rear window, and French doors that overlook and provide direct access to the rear garden, perfect for seamless indoor-outdoor living. Radiator, carpeted flooring.

FIRST FLOOR LANDING

A bright landing area with a skimmed ceiling with over head lighting, loft access hatch, and an obscure UPVC double-glazed side window half way up the stairs. Built-in storage cupboard under stairs.

BEDROOM ONE

A generously sized master bedroom with a skimmed ceiling with over head lighting and a UPVC double-glazed rear window. The room includes a radiator and carpeted flooring. leading to ensuite

ENSUITE

Modern ensuite bathroom with a skimmed ceiling and overhead spot lighting. Features an obscure UPVC double-glazed side window, a three-piece suite comprising a close-coupled dual flush w/c, vanity-mounted hand wash basin with chrome tap, and a shower. Chrome heated towel rail and tiled floor.

BEDROOM TWO

Spacious second bedroom with a skimmed ceiling with over head lighting, UPVC double-glazed front window, and a radiator, carpeted flooring.

BEDROOM THREE

Comfortable third bedroom with a skimmed ceiling with over head lighting, UPVC double-glazed rear window, and a radiator, carpeted flooring.

BEDROOM FOUR

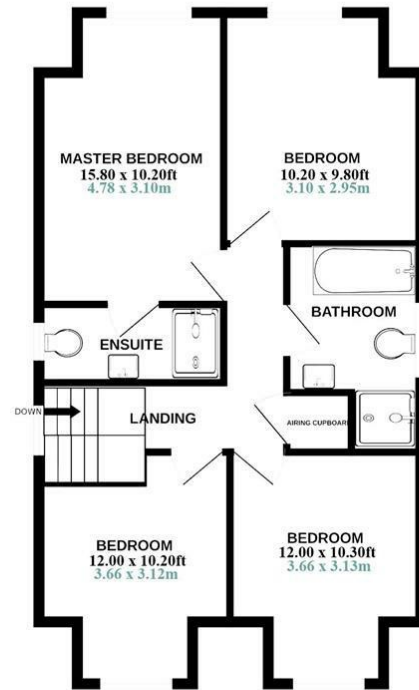
Generous fourth bedroom with a skimmed ceiling with over head lighting, UPVC double-glazed rear window, and a radiator, carpeted flooring.

FAMILY BATHROOM

Stylish family bathroom with a skimmed ceiling with overhead sport lighting. The four-piece suite includes a close-coupled w/c, vanity-mounted hand wash basin with a chrome tap, panelled bath with a chrome shower, and a separate shower cubicle. Chrome heater towel rail and tiled flooring.

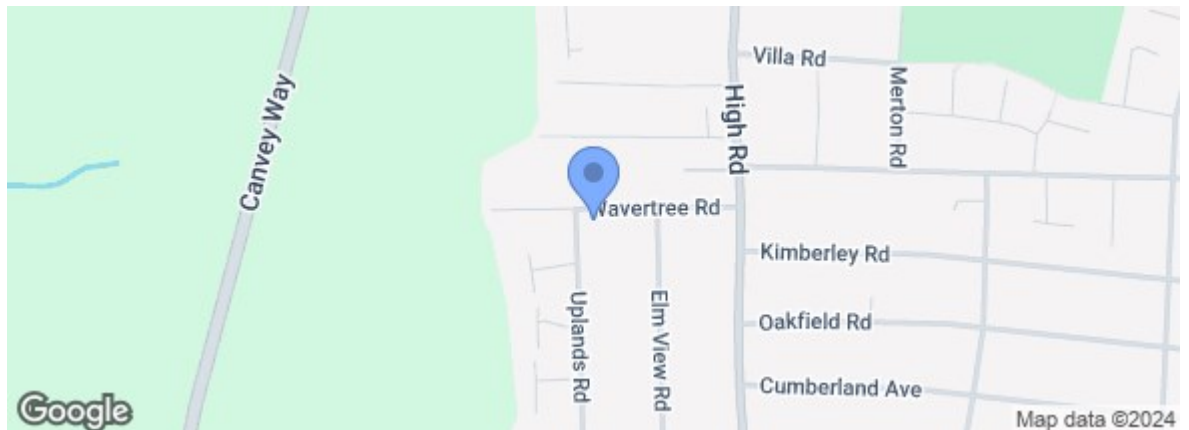
GARDEN

The south-facing rear garden, measuring approximately 55'. It commences with an sandstone paved patio leading to a well-maintained lawn. The garden features various flowerbeds with established flowers and shrubs, gated side access to the back of the garage.



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ESTATE AGENTS
WAVERTREE ROAD
BENFLEET
x4 x3

| Energy Efficiency Rating | |
|---|-----------|
| | Current |
| Very energy efficient - lower running costs | |
| (92 plus) A | 83 |
| (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 | |
| | Current |
| 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 | |



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