

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



## **Jotmans Lane, Benfleet Asking price £525,000**

Aspire proudly presents this perfect blend of modern design and spacious living in this stunning 4-bedroom family home. Nestled in a vibrant Benfleet area, with great connections into London. This property boasts an open-concept layout filled with natural light, contemporary finishes, and ample room for relaxation and entertainment. With thoughtfully designed living spaces, this home is ideal for creating lasting memories with your loved ones. Don't miss the chance to make it your own!

### **ENTRANCE HALL**

6'2" x 5'5" (1.89 x 1.67)

Skimmed ceiling with over head spot lighting, storage cupboard, radiator, wood effect flooring.

leading to grass area, shed at the rear of the garden. access from rear of kitchen or side gate.

### **LOUNGE**

17'9" x 11'9" (5.42 x 3.60)

Skimmed ceiling with over head lighting, front aspect UPVC double glazed bay window, radiator, wood effect flooring.

### **KITCHEN/DINER**

12'3" x 17'2" (3.74 x 5.24)

Skimmed ceiling with over head spot lighting, rear aspect UPVC double glazed window, this kitchen compromises of floor and head height storage units. French doors leading to the garden, an additional door leading to the downstairs w/c and shower room.

### **DOWNSTAIRS W/C - SHOWER ROOM**

Skimmed ceiling with over head lighting, floor to ceiling tiled walls, w/c, wash basin, shower unit.

### **BEDROOM ONE**

13'8" x 9'10" (4.17 x 3.00)

Skimmed ceiling with over head lighting, built in wardrobes, front aspect UPVC double glazed window, radiator and carpeted flooring.

### **BEDROOM TWO**

12'0" x 8'2" (3.67 x 2.49)

Skimmed ceiling with over head lighting, rear aspect UPVC double glazed window, radiator and carpeted flooring.

### **BEDROOM THREE**

10'7" x 8'7" (3.23 x 2.63)

Skimmed ceiling with over head lighting, rear aspect UPVC double glazed window, radiator and carpeted flooring.

### **BEDROOM FOUR**

10'9" x 6'11" (3.29 x 2.11)

Skimmed ceiling with over head lighting, cupboard storage, front aspect UPVC double glazed window, radiator, carpeted flooring.

### **BATHROOM**

Skimmed ceiling with over head spot lighting, side aspect obscured UPVC double glazed window, radiator, shower unit, wall mirror, w/c and wash basin unit, vinyl flooring.

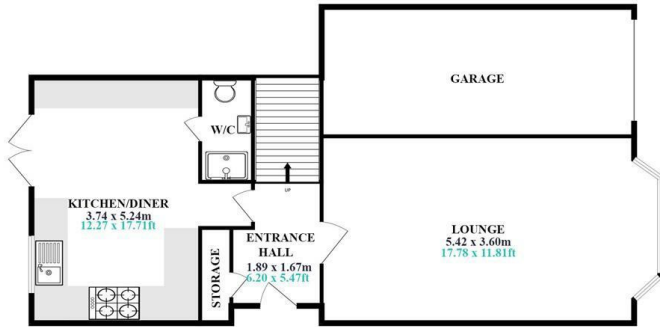
### **GARAGE**

Electric up and over door, rear door leading to garden.

### **REAR GARDEN**

Rear garden, patio as you step into the garden, steps

GROUND FLOOR

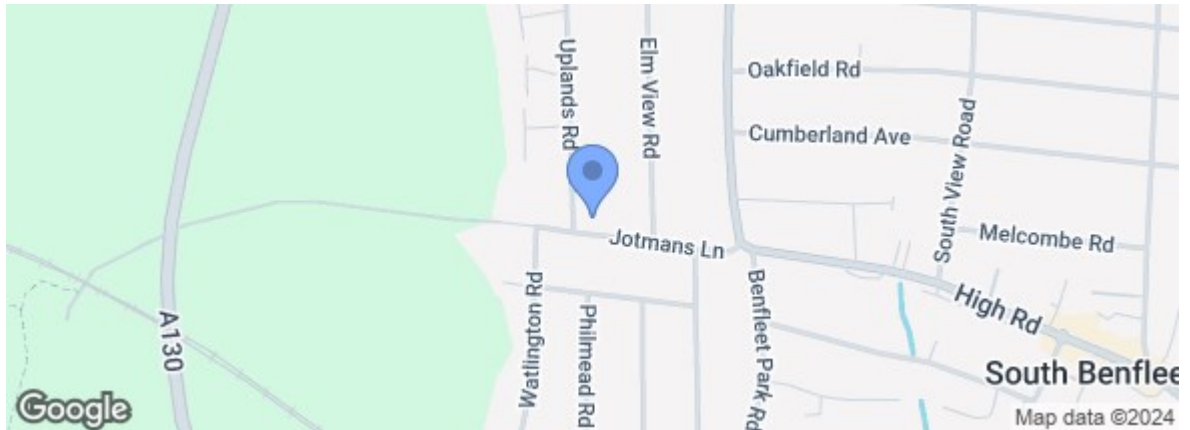


1ST FLOOR



**ASPIRE**  
ESTATE AGENTS  
**JOTMANS LANE**  
**SOUTH BENFLEET**  
🏠 x4 🚿 x2

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales EU Directive 2002/91/EC			



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