

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



Great Berry Lane, Basildon Offers in the region of £1,000,000

- **Exceptional Build Quality** – Constructed to an outstanding standard in 2022, offering high-end finishes throughout.
- **Magnificent Kitchen/Family/Dining Room** – A bespoke kitchen with a large central island, creating a stylish and functional heart of the home.
- **Underfloor Heating Throughout** – Providing comfort and efficiency across the entire home.
- **Integral Garage & Off-Street Parking** – Ample parking space with direct home access.
- **Home Office/Gym** – A versatile additional space at the rear of the garden, perfect for remote working or fitness.
- **Spacious Living Accommodation** – 2,300 sq. ft. of well-designed space, perfect for modern family living.
- **Four Double Bedrooms** – Generously sized bedrooms, including a luxurious master suite with an en-suite shower room.
- **Built-in Surround Sound System** – Integrated speakers for an immersive audio experience in key living areas.
- **South-Facing Rear Garden** – Beautifully maintained outdoor space, ideal for alfresco dining and entertaining.
- **Prime Location** – Situated in sought-after Langdon Hills, within walking distance of Great Berry Primary School and Laindon Station (C2C to London Fenchurch Street), plus excellent road links to the A127/M25.

WATCH THE MARKETING VIDEO - Aspire Estate Agents Basildon proudly presents this exceptional four-bedroom detached family home, built to an outstanding standard in 2022. Situated in a highly sought-after road in Langdon Hills, this property is within walking distance of Laindon Mainline Railway Station and Great Berry Primary School.

This spacious home features a welcoming entrance hallway, a ground floor cloakroom, a generous reception room, a utility room, and a stunning open-plan kitchen/breakfast/family room, which serves as the heart of the home. Upstairs, there are four well-proportioned double bedrooms, including one with an en-suite shower room, along with a stylish family bathroom.

Designed with quality in mind, this home boasts underfloor heating throughout, built-in surround sound speakers, and a magnificent bespoke kitchen with a large central island.

Externally, the front offers off-street parking leading to an integral garage, while the beautifully maintained south-facing rear garden provides the perfect space for alfresco entertaining. A superb home office/gym at the rear adds further appeal.

Great Berry Lane is a highly desirable location in Langdon Hills, close to the recreation ground and Great Berry School. It also offers excellent transport links, including Laindon station (C2C to London Fenchurch Street) and convenient road access to the A127, M25, Billericay, and Basildon town centres.

Entrance Hallway

Kitchen/ Kitchen/ Diner

29'8 x 23'8 (9.04m x 7.21m)

Utility Room

6'11 x 4'9 (2.11m x 1.45m)

Second Living Room

13'1 x 13'1 (3.99m x 3.99m)

WC

Garage

13'1 x 8'8 (3.99m x 2.64m)

Landing

11'10 x 7'4 (3.61m x 2.24m)

Masher Bedroom

15'7 x 12'11 (4.75m x 3.94m)

Second Bedroom

14'7 x 10'10 (4.45m x 3.30m)

Third Bedroom

17'10 x 9'2 (5.44m x 2.79m)

Fourth Bedroom

12'1 x 9' (3.68m x 2.74m)

En-Suite

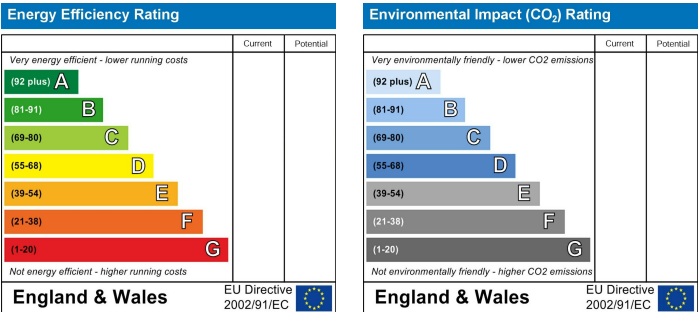
9' x 5'5 (2.74m x 1.65m)

Main Bathroom

Rear South Facing Garden

Outbuilding/ Gym

26'3 x 12'4 (8.00m x 3.76m)



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.