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today on 01268 777400*



Great Berry Lane, Basildon Guide price £950,000

CHECK OUT THE VIDEO PRESENTATION - Aspire Estate Agents Basildon proudly presents this exceptional four-bedroom detached family home, maintained to an impeccable standard and offering an impressive 2,734 sq. ft. (254 sq. m.) of luxury living space, including the integral garage. Designed for modern family life, this home boasts four versatile reception rooms, a stunning fitted kitchen with high-end integrated appliances, and a ground-floor shower room for convenience. The first floor features four spacious bedrooms, including two en-suites, and a stylish family bathroom. Externally, the property benefits from an 85' (25.9m) carriage-style driveway, providing ample off-street parking, and a secure CCTV system for peace of mind. Energy efficiency is enhanced with solar panels, reducing running costs. Ideally located just 0.5 miles from Laindon C2C Station for direct London access and 0.3 miles from Great Berry School, this home offers the perfect balance of luxury, practicality, and prime location. Guide Price £950,000 - £1,000,000

Ground Floor

Entrance Hall (6.17m x 3.76m / 20'3" x 12'4")

A welcoming galleried-style hallway with triple-glazed windows to the front, fitted blinds, feature glass staircase, three storage cupboards, under-stairs storage, alarm system, Porcelain tiled flooring, smooth ceiling with inset spotlights, and radiator.

Study (2.95m x 2.95m / 9'8" x 9'8")

Triple-glazed window to front with fitted blinds, Porcelain tiled flooring, radiator, smooth ceiling with inset spotlights.

Ground Floor Shower Room/WC (2.95m x 1.35m / 9'8" x 4'5")

Modern suite with walk-in shower cubicle, Roca vanity wash hand basin with storage, suspended rimless WC, radiator, towel rail, electric mirror with lighting, Porcelain tiled flooring, complementary tiling to walls, extractor fan.

Living Room/Cinema Room (6.53m x 4.17m / 21'5" x 13'8")

Triple-glazed window to front with fitted blinds, Denon surround sound system, media unit with shelving, carpeted flooring, smooth ceiling with LED and 'Sound to Light' mood lighting, radiator.

Open-Plan Kitchen/Diner (8.31m x 7.52m / 27'3" x 24'8")

Triple-glazed window to rear with fitted blinds, double-glazed bi-fold doors leading to garden, self-cleaning skylight, storage cupboard, three radiators, Porcelain tiled flooring, smooth ceiling with inset spotlights.

Kitchen Features:

High-end Quartz work surfaces

AEG induction hob with linked extractor

Integrated Lamona Grill combination oven, Electrolux steam oven, and fan oven

Integrated Neff plate warmer, Bosch freezer, and full-length Lamona fridge & freezer

Centre island with Franke double sink, Quooker hot tap, waste disposal, and water softener

Integrated washer/dryer and Lamona wine cooler

Snug (4.37m x 3.45m / 14'4" x 11'4")

Triple-glazed window to rear with fitted blinds,

carpeted flooring, radiator, smooth ceiling.

Attached Garage (7.44m x 5.08m / 24'5" x 16'8")

Electric sectional insulated door with remote control, triple-glazed window to rear, double-glazed door to garden, base-level units, integrated Lamona wine cooler, inset sink drainer, space for further appliances, electric wall-mounted heater, strip lighting, and loft storage.

First Floor

First Floor Landing (5.26m x 2.95m / 17'3" x 9'8")

Two triple-glazed windows to front with fitted blinds, access to loft with pull-down ladder, galleried-style feature glass panelling, storage cupboard housing CCTV controls, radiator, carpet, smooth ceiling.

Master Bedroom with En-Suite (4.80m x 4.27m / 15'9" x 14'0")

Triple-glazed window to front with fitted blinds, fitted wardrobes with mirrored doors, pull-down hanging rails, carpeted flooring, radiator, smooth ceiling.

En-Suite (4.04m x 1.65m / 13'3" x 5'5")

Luxury suite with walk-in rain shower and handheld attachment, panelled bath, his 'n' hers Roca vanity wash hand basins, Vitra Comfort electric bidet/WC with remote control, heated towel rail, electric mirror, toothbrush charging point, tiled flooring, complementary tiling, extractor fan.

Bedroom Two with En-Suite (4.29m x 3.78m / 14'1" x 12'5")

Two triple-glazed windows to rear with fitted blinds, fitted wardrobes, carpeted flooring, radiator, smooth ceiling.

En-Suite (2.77m x 0.97m / 9'1" x 3'2")

Triple-glazed window to rear, shower cubicle with rain shower and handheld attachment, wall-mounted vanity wash hand basin with drawers, suspended rimless WC, radiator, tiled flooring, complementary tiling, extractor fan.

Bedroom Three (3.89m x 3.76m / 12'9" x 12'4")

Triple-glazed window to rear with fitted blinds, fitted wardrobes, carpeted flooring, radiator, smooth ceiling.

Bedroom Four (3.86m x 2.77m / 12'8" x 9'1")

Triple-glazed window to front with fitted blinds, fitted wardrobe, carpeted flooring, radiator, smooth ceiling.

Family Bathroom/WC (3.84m x 1.73m / 12'7" x 5'8")

Obscure triple-glazed window to side, panelled bath with shower screen, mixer tap, rain shower head, vanity wash hand basin, suspended rimless WC, heated towel rail, radiator, electric mirror, Porcelain tiled flooring, complementary tiling, extractor fan.

Additional Features

Energy rating: B

All blinds throughout are 'Perfect Fit'.

All sanitaryware is high-quality branded.

Buyers Information Pack: Please access via the following link: [f18f2bb0d]

External Features

Front of Property

Approx. 25.9m x 25.9m / 85' x 85', accessed via electric gates with a carriage-style in-and-out driveway providing ample off-street parking, access to the garage and side plot.

Side Garden (5.11m x 5.05m / 16'9" x 16'7")

Mainly laid to concrete.

North-West Facing Rear Garden (21.34m x 16.76m / 70'0" x 55'0")

Large patio area, well-maintained lawn, pergola, hot tub, decorative shrub borders, ideal for alfresco dining. The property benefits from sunlight between 10 AM - 7 PM.

Outbuilding/Gym (5.54m x 2.26m / 18'2" x 7'5")

Currently used as a gym but ideal for a home office. Double-glazed French doors with fitted blinds, two triple-glazed windows to front with fitted blinds, laminate flooring, power and lighting, attached storage area with potential for WC (plumbing and waste connected).

Loft Area (14.02m x 6.10m / 46'0" x 20'0")

Part-boarded, with lighting, housing the Mega Flo boiler system, solar panel batteries, solar inverter, and Baxi boiler.

Location

Great Berry Recreation Grounds/Park within walking distance.

Tesco supermarket within walking distance.

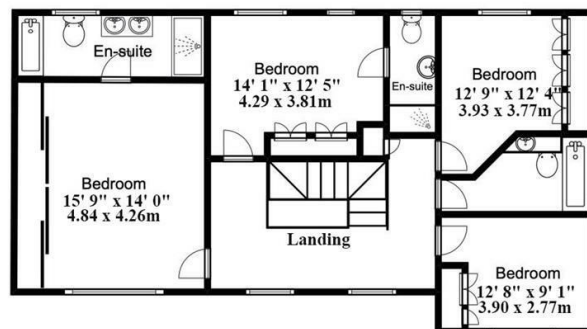
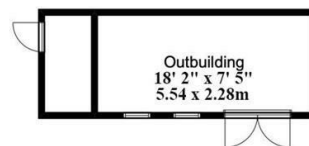
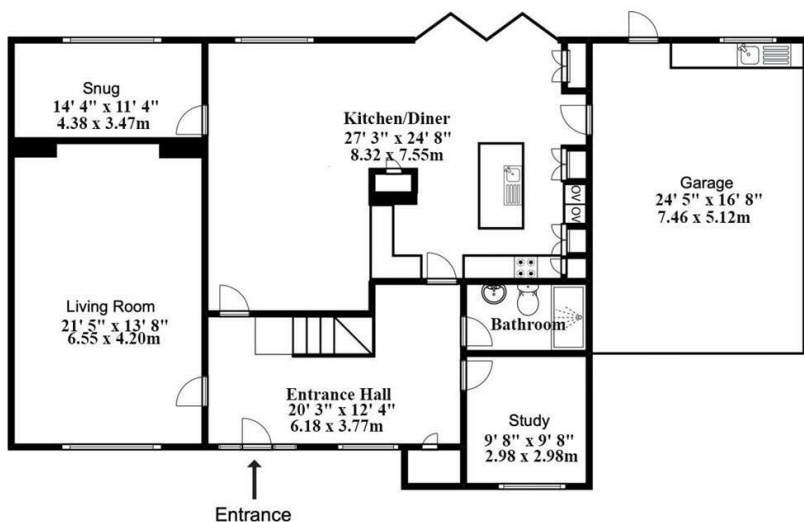
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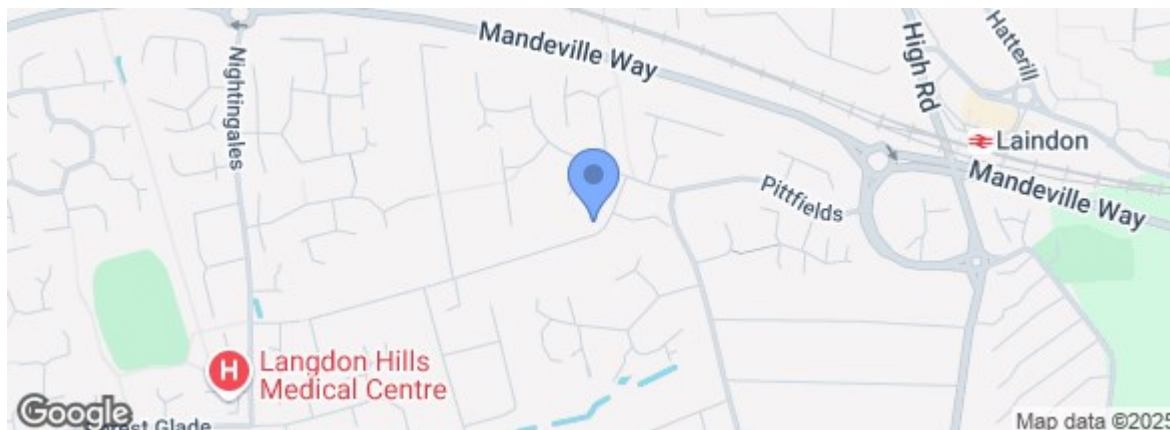
GREAT BERRY LANE

LANGDON HILLS

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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		Current	Potential
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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