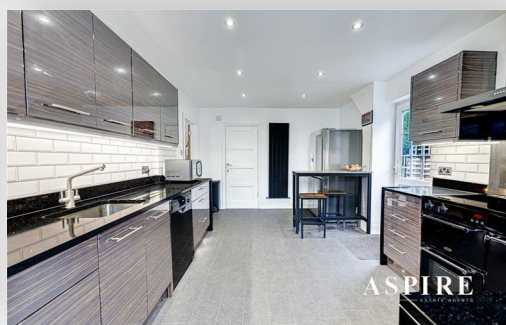


**To arrange a viewing contact us
today on 01268 777400**



Eric Road, Basildon Guide price £625,000

Aspire Estate Agents Basildon are delighted to welcome you to this beautifully presented and exceptionally spacious four/five-bedroom detached family home, offering over 1,800 sq. ft. of versatile living space.

This executive property boasts multiple reception rooms, a large conservatory, a luxury fitted kitchen/diner, utility room, and ground floor W.C. The first floor offers generously sized bedrooms, a stunning en-suite to the master, and a modern family shower room.

Externally, the beautifully landscaped rear garden provides excellent privacy and features designated entertaining spaces, including a bar and a hot tub (both to remain). To the front, a sweeping in-and-out driveway offers ample off-street parking.

Tucked away in a quiet cul-de-sac in a desirable semi-rural setting, the home is within easy reach of local transport links, shops, and amenities, and is situated within the catchment for the sought-after Briscoe Primary School.

Internal viewing is highly recommended to fully appreciate the space, quality, and lifestyle this stunning family home has to offer.

Accommodation:

Lounge – 16'11 x 14'3 (5.16m x 4.34m)

A bright and spacious reception room with fitted carpet, coved ceiling, radiator, TV point, ample power sockets, and a stylish remote-controlled feature fireplace. Double doors open to the conservatory.

Conservatory – 23'2 x 9'8 (7.06m x 2.95m)

A generous year-round space featuring UPVC double glazed windows to the rear and sides, sliding patio doors to the garden, wood-effect vinyl flooring, electric radiator, wall lights, and power points. Door to kitchen/diner.

Kitchen/Diner – 16'9 x 11'2 (5.10m x 3.40m)

Beautifully fitted kitchen with Franke sink and mixer tap, Quartz worktops, high-gloss base and eye-level units. Includes a Belling range-style cooker with induction hob (to remain), Quartz backplate, extractor hood, integrated wine chiller, plinth LED lighting, and space/plumbing for dishwasher and American-style fridge/freezer. Finished with tiled-effect vinyl flooring, vertical radiator, inset spotlights, and UPVC double glazed windows to rear and side, plus door to conservatory.

Utility Room – 10'8 x 7'11 (3.25m x 2.41m)

Includes worktops, storage cupboards, space and plumbing for washing machine and tumble dryer, power points, and wall-mounted Baxi boiler with hot and cold water heaters.

Dining Room / Bedroom Five – 12'7 x 8'7 (3.84m x 2.62m)

Versatile room with UPVC double glazed leadlight window to front, vinyl flooring, radiator, coved ceiling, and power sockets.

Snug / Playroom / Study – 10'9 x 9'1 (3.28m x 2.77m)

Ideal as a home office or playroom, featuring UPVC double glazed leadlight window to front, electric radiator, laminate flooring, USB charging points, inset spotlights, and power points.

Ground Floor W.C

Modern suite with push-button WC and vanity wash basin with mixer tap and storage below. Tiled flooring, radiator, and UPVC obscure glazed window to side.

First Floor:

Landing

UPVC double glazed leadlight window to front, fitted carpet, radiator, coved ceiling, power points, loft access,

and doors to all bedrooms and the family bathroom.

Bedroom One – 14'6 x 13'10 (4.42m x 4.22m)

Spacious main bedroom with UPVC double glazed window to rear, fitted carpet, eaves storage, mirrored wardrobes, TV point, and power sockets. Access to:

En-Suite Bathroom

Modern three-piece suite with panelled bath and overhead shower, vanity unit with mixer tap and storage, push-button WC, laminate flooring, obscure glazed window, panelled walls and ceiling, and inset spotlights.

Bedroom Two – 15'7 x 11'4 (4.75m x 3.45m)

Generous double room with UPVC double glazed leadlight window to front, fitted carpet, radiator, storage cupboard, smooth plastered and coved ceiling.

Bedroom Three – 13'7 x 9'5 (4.14m x 2.87m)

Double bedroom with UPVC double glazed leadlight window to front, fitted carpet, radiator, storage cupboard, fitted desk, and coved ceiling.

Bedroom Four – 10'9 x 8'2 (3.28m x 2.49m)

Positioned to the rear, with UPVC double glazed leadlight window, fitted carpet, radiator, power sockets, and coved ceiling.

Shower Room

Stunning walk-in shower with drench head and handheld attachment, vanity wash basin with mixer tap and storage, push-button WC, tiled shower surround, heated towel rail, obscure glazed window, and inset ceiling spotlights.

External Features

Rear Garden

Landscaped garden measuring over 80ft (approx. 24.38m), offering excellent entertaining space. Features a raised composite deck, lower patio area, central lawn, and further decking with a covered pergola and bar. Includes two timber sheds, fencing to borders, hot tub (to remain), external power points, and gated side access.

Front Garden

Large block-paved in-and-out driveway offering ample off-street parking, with a low retaining brick wall for privacy and kerb appeal.



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			
Environmental Impact (CO ₂) Rating			
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			



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.