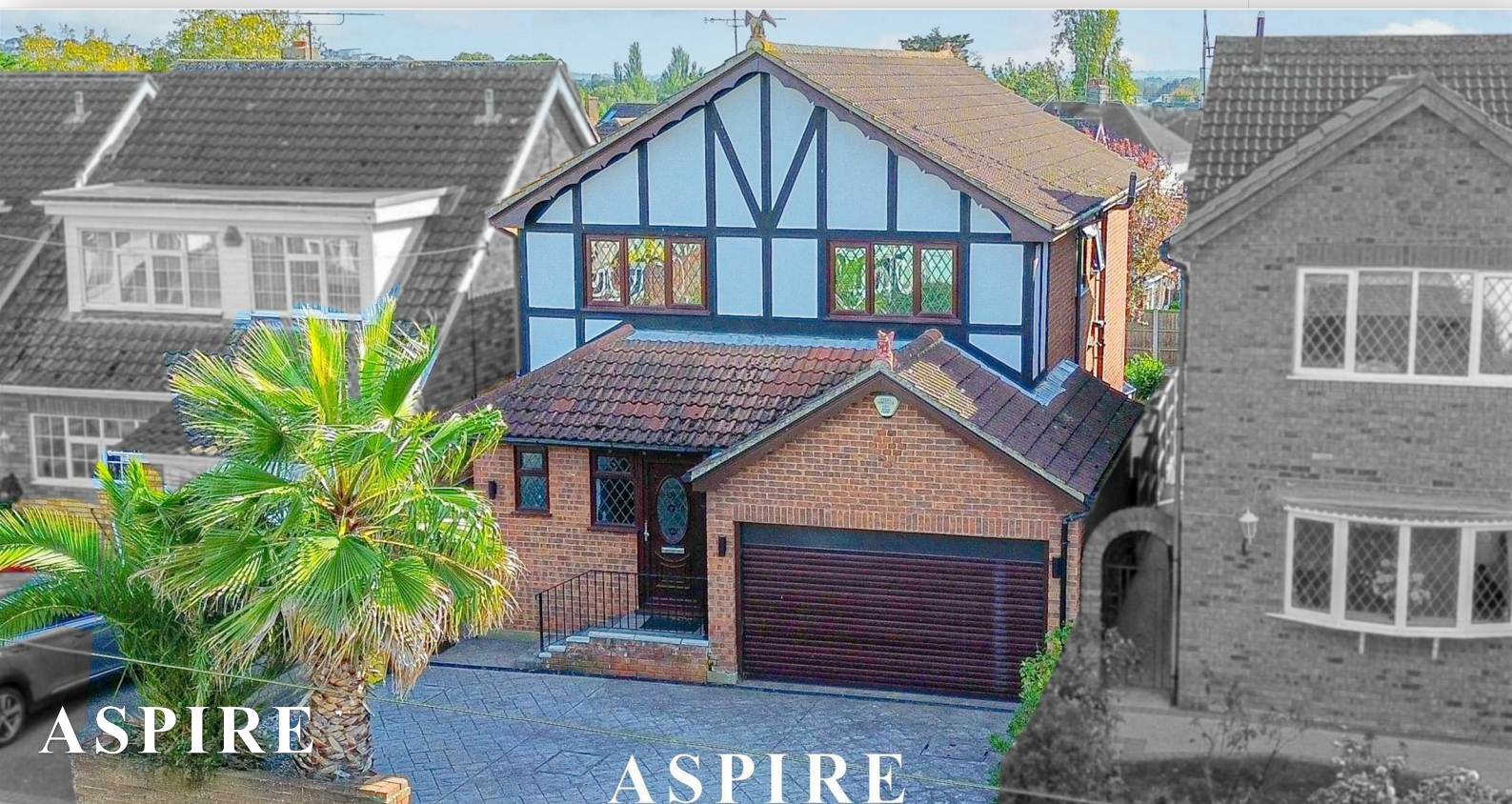


***To arrange a viewing contact us
today on 01268 777400***



Wincoat Drive, Benfleet Guide price £625,000

Aspire Estate Agents are delighted to introduce this superb four double bedroom detached home on Wincoat Drive, Benfleet, beautifully finished, packed with smart upgrades and perfectly placed for highly regarded local schools, Benfleet train station and the amenities of the High Road.

At the heart of the house is a newly refurbished kitchen styled with quartz worktops and Samsung smart integrated appliances. Everyday luxury includes an Insinkerator, boiling-water and filtered-cold tap, a wine fridge and a sociable breakfast bar. The adjoining utility area sits just off the kitchen, practically part of the space, making day-to-day living effortless. Philips Hue lighting runs throughout, providing zoned ambience at the touch of an app.

The L-shaped lounge/diner is a standout entertaining zone, anchored by a feature fireplace, solid wood flooring and subtle LED accents, with doors that draw you out to the south-facing garden. A generous entrance hall welcomes you, and there is a convenient downstairs WC.

Upstairs, four genuine double bedrooms are arranged around a broad landing, including a principal bedroom with en-suite, complemented by a modern family bathroom. Outside, the sunny south-facing garden offers a broad patio for alfresco dining, while the wide driveway provides off-street parking for multiple cars and leads to an integral double garage.

A polished, smart and spacious family home in a prime Benfleet location, viewing is highly advised.

GUIDE PRICE £625,000-£650,000

www.aspireestateagents.co.uk

Ground Floor

Entrance hall

L-shaped lounge/diner

Kitchen with breakfast bar

Adjoining utility area

Downstairs WC

Integral double garage

First Floor

Principal bedroom with en-suite

Bedroom 2 (double)

Bedroom 3 (double)

Bedroom 4 (double)

Family bathroom



GROUND FLOOR
APPROX. FLOOR
AREA 950 SQ. FT.
(88.3 SQ.M.)

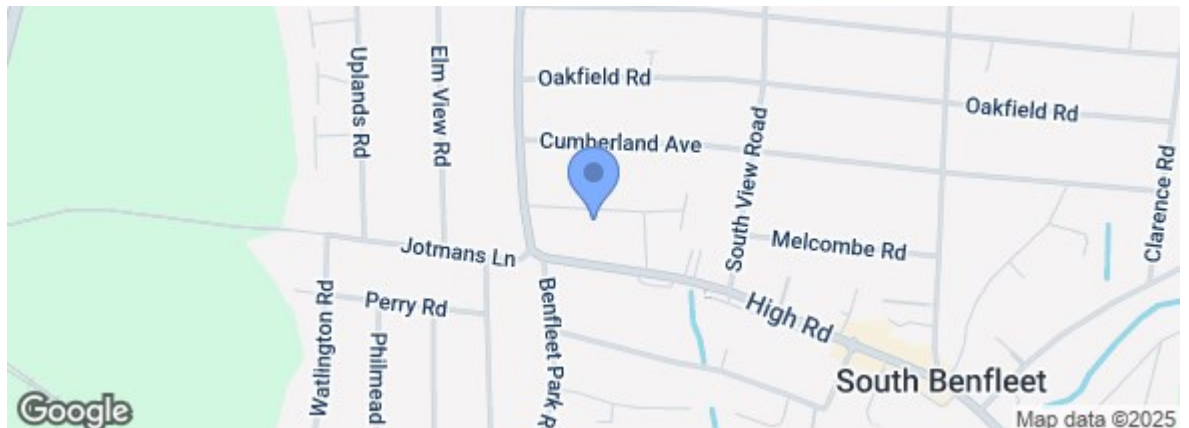


1ST FLOOR
APPROX. FLOOR
AREA 785 SQ. FT.
(72.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1735 SQ.FT. (161.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating	
	Current
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
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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