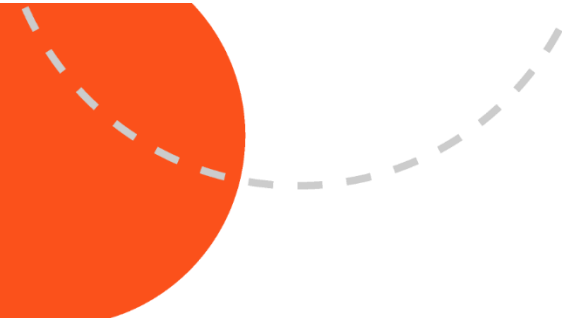




Summerwood Close, Benfleet, Essex, SS7 1QD
Four Bedroom Detached House / £615,000 / t. 01702 555888

amos

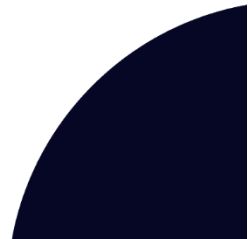




Welcome to your dream family home in the charming town of Hadleigh situated in a quiet cul-de-sac, this stunning four bedroom detached property is one of the largest designs on the development offering spacious and versatile accommodation for the whole family to enjoy. Having an excellent size extended kitchen breakfast room with doors leading to south facing rear garden, Upstairs, you will find four generously sized bedrooms, each designed to maximize comfort and privacy. The master bedroom features an en-suite bathroom and built-in wardrobes, creating a tranquil sanctuary for relaxation.

Situated in this quiet cul de sac set amongst similar executive homes within easy access of Benfleet Station, major trunks roads and bus routes whilst also having Hadleigh Country Park and Hadleigh Town Centre close by. Excellent schools can also be found nearby including being within the Westwood Academy and King John school catchments. Viewings Advised.

Find us on



**A space to
call home.**

 <p>Floor 0 Building 1</p>	 <p>Floor 1 Building 1</p>	
 <p>Floor 0 Building 2</p>		<p>Approximate total area⁽¹⁾ 1742.62 ft² 161.9 m²</p> <p>(1) Excluding balconies and terraces</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>GIRAFFE360</p>







Highlights

- / Spacious Four Bedroom Detached Home**
- / Lounge 21'6 x 11'**
- / Kitchen / Breakfast Room 24'8 x 11'2**
- / Dining Room 17'1 X 9'9**
- / One Of The Largest Designs On The Development**
- / South Facing Garden**
- / Quiet Cul De Sac**
- / Popular Location**
- / Double Garage**
- / Spacious Accommodation**
- / Close To Shops**
- / Viewings Advised**

Recessed entrance porch with exterior lighting, and UPVC stained wood effect double glazed entrance door with adjacent UPVC wood stain effect frosted glass side panel leading to:

Entrance Hall / Oak wood effect flooring, wall mounted radiator, brushed chrome power points, smooth plastered walls with dado rail, carpeted dog leg stairs with stained wood balustrade and upstairs storage cupboard leading to first floor accommodation. Panelled doors to accommodation off:

Cloak Room / Stained wood effect frosted glass double glazed window to side, two piece suite comprising concealed cistern w/c, small vanity wash hand unit with stainless steel mixer tap, cupboard beneath, tiled splash back, tiled flooring, heated towel rail.

Dining Room 17'1 X 9'10 / Extended dining room with stained wood effect double glazed window to rear elevation, wall mounted radiator, smooth plastered walls, oak effect wood laminate flooring, power points.

Lounge 21'6 x 11' / Lovely dual aspect room with stained wood effect double glazed windows to front and side, double banked radiator, beige fitted carpet, central feature limestone fireplace with fitted open grate living flame coal effect gas fire, power point above for flatscreen TV etc, smooth plastered cove walls and ceiling, panel door leading to:

Study 7'11 x 5'1 / Stained wood effect double glazed window to side with radiator below, fitted carpet, power points, smooth plastered and coved ceiling.







Kitchen / Breakfast Room 24'8 x 11'2 / Excellent size extended kitchen breakfast room with stained wood effect double glazed wood effect French doors to rear opening to and overlooking rear garden with adjacent stain wood effect double glazed windows. The kitchen is well fitted with a range of attractive units incorporating a stainless steel one and a quarter bowl sink and drainer unit with stainless steel mixer tap inset into a range of granite effect roll edge work surfaces, integrated brushed chrome Bosch fan assisted oven with brushed chrome four ring gas hob with central wok burner and chimney style extractor fan over, freestanding space for American style fridge freezer, under storage unit space for dishwasher, range of matching eye level unit with concealed downlighters to two walls, twin glazed display cabinets, tiled splashback to walls, tiled flooring, radiator, stained wood effect double glazed window to side, feature Welsh dresser style unit with integrated wine rack, numerous cupboards and drawers with matching granite effect roll edge work surfaces and glazed high level display cabinets over with inset lighting.

Landing / Fitted carpet, dado rail, power points, airing cupboard housing hot water tank, loft access hatch (loft is insulated with part boarding and power).

Bedroom One 14'3 x 11'5 / Stained wood effect double glazed window to side elevation, radiator below, fitted carpet, power point, large fitted wardrobe, panelled door leading to:

En Suite Shower Room 5'10 x 5'2 / Double glazed frosted glass window to side elevation, fully tiled three piece suite, comprising of corner shower with Aqualisa power shower fitted and glazed screen door, vanity wash hand unit with stainless steel mixer tap, monobloc pop up waste, vanity mirror over with led lighting and time display, shaver point, low flush w.c stainless steel heated towel rail, tiled flooring.





Bedroom Two 10'9 x 9'10 / Stained wood effect double glazed window to side elevation, radiator, power points.

Bedroom Three 11'8 x 10'0 / Stained wood effect double glazed window to side elevation, smooth plastered coving, laminate wood effect flooring, radiator, power points.

Bedroom Four 9'8 x 9'5 / Stained wood effect double glazed window to side elevation, radiator, power points, smooth plastered walls, fitted carpet, cupboard housing space for storage.

Three Piece Bathroom Suite 7'3 x 6'3 / Three piece suite comprising panelled bath with mixer tap over, Aqualisa power shower fitted and screen door, vanity wash hand unit with stainless steel mixer tap and monobloc pop up waste with cupboards below, tiled splashback and vanity mirror unit over with internal LED lighting, push button w.c, tiled splashbacks, tall stainless steel heated towel rail, tiled flooring, double glazed frosted glass window to side elevation.

Double Garage 17'4 x 15'11 / Double garage comprising of concrete flooring, power supply, remote control up and over door as well as personal side access door from the garden.

Rear Garden / This well presented south backing L shaped garden benefits from laid patio area for all the summer joys, laid to lawn with screen panelled fencing onto concrete gravel boards, the garden retains its privacy with the benefit off conifers to boundary, access gate from front to rear garden as well as personal side door to double garage.

Front Garden / Wrap around front garden laid to lawn incorporating flower and shrub borders with access path to entrance door.







PLEASE NOTE:-

We recommend our customers use our panel of Conveyancers/Solicitors. It is your decision whether you choose to deal with our recommendation, and you are under no obligation to do so. You should know that we may receive a referral fee of £150 to £200 per transaction from them.

Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide to take.

The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

at the heart of property.

Our professional and personal approach to property isn't just limited to residential sales. With a thriving commercial team, a dedicated mortgages expert and the longest established lettings and management department in Hadleigh and Hockley, we offer clients an exceptional experience, no matter what service they need.

Hadleigh Office: 319 London Road, Essex SS7 2BN **t:** 01702 555 888 **e:** hadleigh@amosstates.com

Hockley Office: 1A Spa Road, Hockley, Essex, SS5 4AZ **t:** 01702 207 720 **e:** hockley@amosstates.com

amosstates.com