

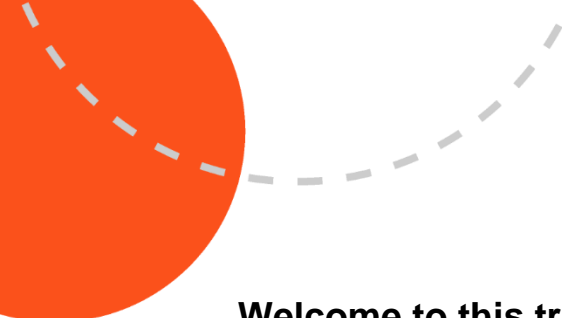


Shorefields, South Benfleet, Essex, SS7 5BQ

5 Bed Detached House / Offers In Excess Of £700,000 / t. 01702 555888

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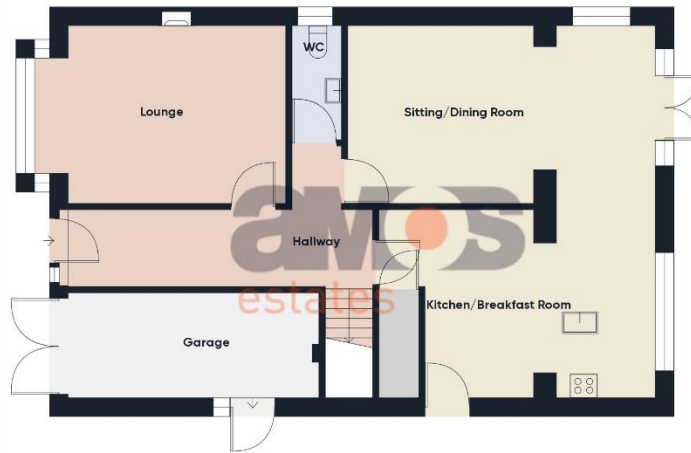
Welcome to this truly exceptional **five/six bedroom** detached family home, perfectly nestled in the sought after Shorefields, a quiet cul de sac within South Benfleet. Boasting a stunning sense of style, ample living space, and breathtaking views, this property offers the ideal setting for modern family living. Set over three floors, accommodation includes two large receptions areas, a stunning fitted kitchen/breakfast room and ground floor w.c together with generous size bedrooms, study, a luxury en-suite shower room to master, bespoke 'Villeroy & Boch' family bathroom suite and further three piece shower room. One of the standout features of this executive home is the approx. 60ft west facing rear garden backing directly onto farmland. There is also a garage and driveway to front providing off street parking.

Situated in a quiet cul-de-sac within the desirable South Benfleet area, this splendid home offers the advantage of being just a short distance away from Benfleet Mainline Station with direct links into London Fenchurch Street, bus routes and major trunk roads. Families will appreciate the property's inclusion in the Jotmans Hall and Appleton School catchments, ensuring quality education options for children. Local shops, amenities and supermarkets are also close by. Don't miss out on this fabulous family home, call now to book your viewing. **EPC RATING - C**

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A space to call home.



Floor 0



Floor 1



Floor 2

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Approximate total area⁽¹⁾

2120.06 ft²

196.96 m²

Reduced headroom

112.27 ft²

10.43 m²

(1) Excluding balconies and terraces

Reduced headroom

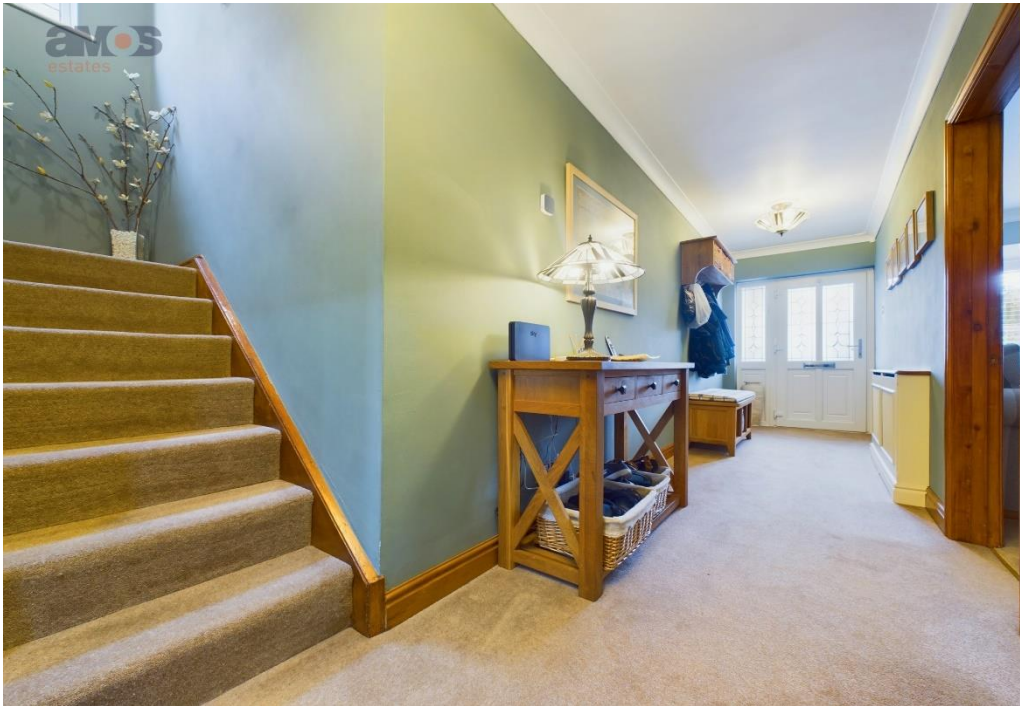
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Highlights

- / Executive Detached Family Home Set Over Three Floors
- / Immaculately Presented Throughout
- / Two Large Reception Rooms
- / Stunning Fitted Kitchen/Breakfast Room
- / Ground Floor W.C
- / Spacious & Versatile Bedrooms
- / Study
- / En-Suite To Master
- / Bespoke 'Villeroy & Boch' Bathroom Suite
- / Three Piece Shower Suite
- / Approx. 60ft West Facing Rear Garden Backing Farmland
- / Beautiful Views To Front & Rear
- / Garage & Off Street Parking
- / Quiet Cul De Sac Within South Benfleet
- / Excellent School Catchments
- / Easy Reach Of Benfleet Station With Direct Links To London
- / EPC Rating – C
- / Viewings Advised

Upvc obscure double glazed entrance door with upvc obscure double glazed window adjacent opening to:

Reception Hall 20'1 x 4'9 \ Fitted carpet, power points, smooth plastered and coved ceiling, carpeted stairs with timber balustrade leading to first floor, radiator, alarm keypad, doors to accommodation off.

Lounge 17'2 Into Bay x 12'2 \ Upvc double glazed sash square bay window to front with attractive made to measure shutters to remain, fitted carpet, power points, radiator, smooth plastered and coved ceiling with centre ceiling rose, feature Bath Stone fireplace with gas living flame coal fire.

Sitting/Dining Room 20'10 x 12'3 \ Karndean flooring, power points, smooth plastered and coved ceiling, upvc double glazed leadlight french doors to rear with upvc double glazed leadlight windows adjacent providing pleasant outlook and access to rear garden, two radiators, open to:

Kitchen/Breakfast Room 18'9 x 12'10 \ Beautifully fitted kitchen comprising Franke double bowl sink and moulded drainer with swan neck tap inset into range of granite worktops with cupboards and drawers beneath and matching eye level units, integrated Neff ovens with warming drawer below, integrated Neff microwave, inset Neff five ring gas hob with granite backplate and Neff chimney style extractor above, integrated Neff dishwasher, space for American style fridge/freezer, granite splashbacks, granite tiled flooring, breakfast bar facility, display shelving with inset spotlights, power points, radiator, under cupboard lighting, smooth plastered and coved ceiling with inset spotlights, large understairs storage cupboard, upvc double glazed leadlight window to rear, upvc obscure double glazed leadlight door to side leading to sideway.

Ground Floor W.C \ Modern two piece suite comprising push button w.c, vanity wash basin with chrome mixer tap, tiled splashback and storage below, tiled flooring, smooth plastered and coved ceiling, upvc obscure double glazed leadlight window to side.





Landing \ Continuation of fitted carpet, radiator, smooth plastered and coved ceiling with inset spotlights, airing cupboard housing hot water cylinder and shelving, carpeted stairs with timber balustrade leading to second floor, doors to accommodation off.

Bedroom One 16'2 x 12'4 \ Upvc double glazed sash windows to rear providing lovely views over farmland and beyond, fitted carpet, radiator, power points, smooth plastered and coved ceiling, door to:

En-Suite Shower Room \ Luxury three piece suite comprising shower cubicle with shower over, chrome controls and tiled surround, push button w.c, vanity wash basin with chrome mixer tap, tiled splashback and storage below, tiled flooring, ladder style heated towel radiator, upvc obscure double glazed window to side, smooth plastered and coved ceiling with inset spotlights, shaver point.

Bedroom Two 12'3 x 11'10 \ Upvc double glazed sash windows to front providing lovely outlook over surrounding area, fitted carpet, radiator, power points, smooth plastered and coved ceiling.

Bedroom Three 12'10 x 8'9 \ Upvc double glazed sash windows to front providing lovely outlook over surrounding area, fitted carpet, radiator, power points, smooth plastered and coved ceiling.

Bedroom Four 12'11 x 7'8 \ Upvc double glazed sash windows to rear providing lovely outlook over farmland and beyond, fitted carpet, radiator, power points, coved ceiling.

Bathroom \ Bespoke (mostly Villeroy & Boch) three piece suite comprising large Quaryl bath with chrome controls, drench style showerhead above and glass screen, push button w.c, vanity wash basin with chrome mixer tap and storage below, fully tiled to two walls and half tiled to remaining, tiled flooring, smooth plastered ceiling with inset spotlights, extractor, designer radiator, upvc obscure double glazed window to side, shaver point.





Second Floor Landing \ Continuation of fitted carpet, smooth plastered and coved ceiling with inset spotlights, upvc obscure double glazed leadlight window to side, doors to accommodation off.

Bedroom Five 16'11 x 13'4 'L' Shaped Maximum Measurements \ Upvc double glazed window to front providing lovely outlook over surrounding area, fitted carpet, power points, radiator, smooth plastered ceiling with inset spotlights, eaves storage.

Study/Bedroom Six 13'2 x 7'8 \ Upvc double windows to rear providing view of farmland and beyond, laminate flooring, smooth plastered ceiling with inset spotlights, power points, radiator.

Shower Room \ Three piece suite comprising shower cubicle with shower over, vanity wash basin with storage below, low flush w.c, tiled walls and flooring, extractor, smooth plastered ceiling with inset spotlights, Velux window, further storage cupboard.

Rear Garden \ The property benefits from a beautiful west facing rear garden measuring approximately 60ft in depth and backing directly onto local farmland. Commencing with attractive resin bound patio providing excellent outside seating/entertaining facility with pergola to remain, steps up to the remainder which is laid to lawn, well stocked flowerbeds, fencing to borders, outside power points, outside lighting, outside tap, side access to front via timber gates, access to:

Garage 17'1 x 7'9 \ Up and over door to front, power and light connected, upvc double glazed personal door to and from sideway, space and plumbing for washing machine and tumble dryer.

Front Garden \ Crazy paved driveway providing off street parking with lawned area adjacent.

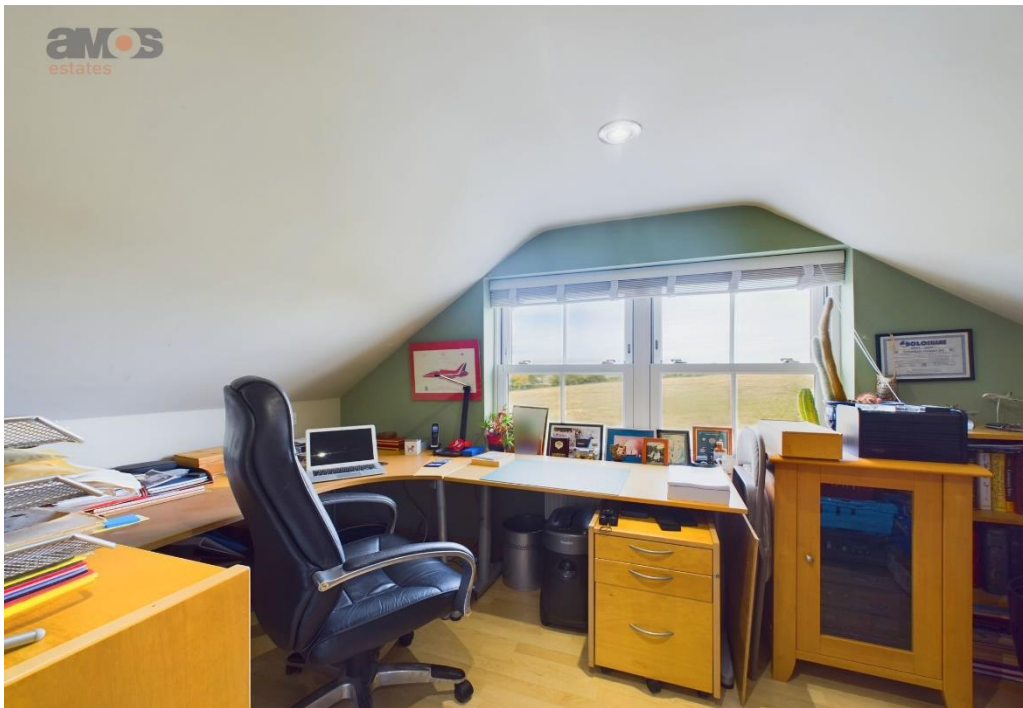






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