



* £875,000- £925,000 * AS CLOSE AS 'NEW BUILD' AS YOU CAN GET * FIVE DOUBLE BEDROOMS ALL WITH FITTED WARDROBES * An exceptional family home that boasts bright and spacious accommodation throughout and having the advantages of three reception rooms including a fully fitted office, a stunning kitchen family room and a huge master suite boasting a walk in wardrobe and an en-suite shower room. The house also boasts a driveway for multiple cars, a large rear garden and an outbuilding/gym with an additional rear driveway. This imposing house is located in the popular 'Daws Heath' area, walking distance to Hadleigh High Street, John Burrows Playing Fields and giving convenient access to the A127 and A13.

- Completely extended and renovated family home
- Five double bedrooms all with fitted wardrobes
- Three bathrooms and downstairs WC
- Impressive kitchen family room with center island and utility/plant room
- John Burrows Playing Fields close by
- Electric gated driveway for four to five large vehicles
- Fully fitted study and separate playroom
- Formal front lounge with electric day and night blinds
- Walking distance to Hadleigh High Street, Olympic Cycle Trails and Castle
- Convenient access to A127 and A13

Wyburn Road

Benfleet

£875,000

Price Guide



Wyburn Road



Frontage

Newly paved driveway creating parking for four to five large vehicles, rendered front wall, electric sliding gate, side access to the rear garden, outside lighting, access to:

Hallway

23'7" x 11'8" > 4'9"

Smooth ceiling with inset spotlights, new composite entrance door to the front, doors to all downstairs rooms, carpeted stairs to the first floor, coat and shoe cupboard with built in shelving, Polyfloor design vinyl flooring with underfloor heating, door to:

Front Lounge

15'1" x 11'7"

Smooth ceiling with inset spotlights and inset speakers, double glazed windows to the side and front with quartz windowsills, feature wood panelled wall, Polyfloor design vinyl flooring with underfloor heating.

Downstairs Office

12'4" x 9'7"

Smooth ceilings with inset spotlights and inset speakers, double glazed window to the front, built in study furniture comprising of; floor to ceiling double door storage cupboards, built in desk with three chest of drawers, Polyfloor design vinyl flooring with underfloor heating.

Downstairs W/C

6'2" x 5'6"

Smooth ceiling with inset spotlights and an extractor fan, obscured double glazed window to the side, wall mounted vanity unit wash basin, floating low-level WC, part tiled walls with Polyfloor design vinyl flooring with underfloor heating.

Playroom/Craft Room

11'1" x 6'4"

Smooth ceiling with inset spotlights, double glazed windows to the side with quartz windowsill, Polyfloor design vinyl flooring with underfloor heating.

Kitchen Family Room

29'9" x 20'9" > 14'8"

Kitchen Area- Smooth ceilings with inset spotlights and speakers, double glazed windows to the rear overlooking the garden, double glazed window to the side, newly fitted shaker style kitchen comprising of; wall and base level units with quartz worktops, center island which incorporates a breakfast bar area with pan draws one side and storage the other, two integrated Neff double ovens, additional Neff single oven and grill, Neff integrated combination microwave oven and warming draw, space for an American style fridge freezer, Neff induction five ring hob with an extractor fan above and quartz splashback, pull out bin storage, integrated Bosch dishwasher, wine cooler, 1.5 sink and drainer with a mixer hot tap, built in pantry cupboard, Polyfloor design vinyl flooring with underfloor heating.

Lounge Area- Smooth ceilings with inset spotlights and speakers, wood panelled feature wall, aluminium bi-folding doors to the rear opening onto the garden, Polyfloor design vinyl flooring with underfloor heating.

Utility/Plant Room

9'3" x 4'7"

Double glazed window to the side, smooth ceiling with inset spotlights and an extractor fan, wall mounted combination Worcester boiler, quartz worktop with space for a tumble dryer and washing machine, Polyfloor design vinyl flooring with underfloor heating, utility meters.

First Floor Landing

21'0"

Smooth ceiling with inset spotlights, obscured double glazed window to the side, loft hatch, doors to all first floor bedrooms, radiator, newly fitted carpet.

Bedroom One

16'11" x 14'3"

Smooth ceiling with inset spotlights, double glazed window to the rear overlooking the garden, fitted bedroom furniture which comprises of; chest of drawers, cupboards and dressing table area, radiator, carpet, door to:

En-suite Shower Room

7'0" x 5'11"

Smooth ceiling with inset spotlights and an extractor fan, obscured double glazed window to the side, double shower with a shower attachment and rainfall head, floating vanity unit wash basin, floating low-level w/c, floating chrome heated towel rail, fully tiled walls including a feature wall in the shower area, fully tiled floor.

Dressing Area

9'8" x 7'2"

Smooth ceiling with inset spotlights, fitted floor to ceiling mirrored wardrobes with hanging space and drawers, carpet.

Bedroom Two

12'7" x 11'6"

Smooth ceiling with inset spotlights, double glazed windows to the front with quartz windowsill, floor to ceiling fitted wardrobes including hanging space, shelving and drawers, radiator, carpet, door to:

Jack and Jill En-Suite Shower Room

7'0" x 4'8"

Smooth ceiling with inset spotlights and an extractor fan, obscured double glazed window to the front, shower with a shower attachment and rainfall head, floating vanity unit wash basin, floating low-level w/c, floating chrome heated towel rail, fully tiled walls including a feature tiled wall in the shower area, fully tiled floor, door to:

Bedroom Three

12'9" x 10'5"

Smooth ceiling with inset spotlights, double glazed windows to the front with quartz windowsills, floor to ceiling fitted wardrobes including hanging space, shelving and drawers, radiator, carpet, door to Jack and Jill en-suite.

Bedroom Four

13'8" x 10'7"

Double glazed windows to the rear overlooking the garden with a quartz windowsill, floor to ceiling fitted wardrobes including hanging space, shelving and drawers, radiator, carpet.

Bedroom Five

10'9" x 10'3"

Double glazed windows to the side, smooth ceiling with inset spotlights, floor to ceiling fitted wardrobes including hanging space, shelving and drawers, radiator, carpet.

Four Piece Family Bathroom

10'5" x 7'11"

Smooth ceiling with inset spotlights and an extractor fan, obscured double glazed windows to the side, storage cupboard, double shower area with a shower attachment and rainfall head, floating vanity unit wash basin, floating low-level w/c, freestanding bath with a shower attachment, two wall hung chrome heated towel rails, fully tiled walls including two feature walls, fully tiled floor.

Large Rear Garden

Commences with a large patio area ideal for entertaining with the remainder laid to lawn, path leading down to a further patio area to the very rear of the garden, double gates to the side which leads out to a dropped curb (this could be used for a further parking space to the rear of the property), access to the outbuilding, outside tap, outside lighting, garden shed, side access back to the front drive, access to:

Outbuilding/Gym

16'9" x 10'10"

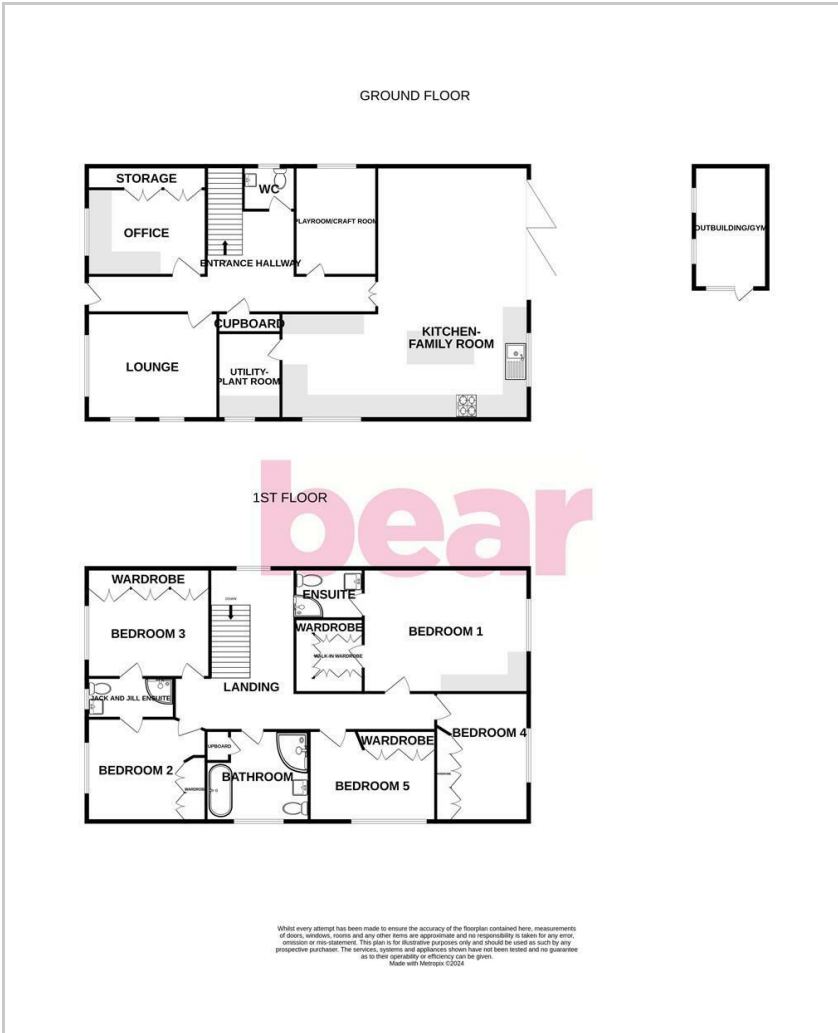
Smooth ceilings with inset spotlights, double glazed windows to the front overlooking the garden, double glazed floor to ceiling window to the side with a double glazed entrance door to the side, two electric radiators.

Agents Notes:

There is a state of the art security system including outside cameras. Luxury carpet has been fitted throughout upstairs.



Floor Plan



Area Map



Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph

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		
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