



Bear Estate Agents are absolutely thrilled to bring to the market this immaculately presented and deceptively spacious three bedroom end of terrace family home which profits from driveway parking, a garage, a stunning kitchen come diner which was only fitted in 2022 with a feature island plus an en suite to the master bedroom, (fitted 2021) and a ground floor W/C.

- Cosy Entrance Hall Complete With Ground Floor W/C
- Living Room 17' x 14'7
- Family Bathroom Suite 7'3 x 6'6
- Driveway Plus Garage
- Stunning Finish Throughout
- Luxurious Kitchen Come Diner With Feature Island 17' x 11'9
- Master Bedroom 11'11 x 10'1 With En Suite 7'4 x 7'1, Bedroom Two 13'11 x 12'4 Plus Bedroom Three 9' x 7'7
- Landscaped Rear Garden With Side Access
- Popular & Sought After Development
- Walking Distance To Local Shops, Amenities & Rail Links Direct Into London

The Nave

Basildon

£425,000

Guide Price



The Nave



GUIDE PRICE £425,000 - £450,000...

Internally the new owner will be welcomed in via the cosy entrance hall complete with ground floor W/C. The entrance hall then provides access to the impressive living room and the luxurious kitchen come diner.

Worthy of special mention is the stunning kitchen come diner, fitted in 2022 and maintained to the highest of standards complete with a feature island which becomes the focal point of the room. Fitted appliances include the dishwasher, washing machine, 'Neff' 'Slide & Hide Oven', electric hob and extractor fan. The kitchen/diner measures an impressive 17' x 11'9 and provides the perfect environment in which to both entertain and relax.

Completing the ground floor accommodation is the generously sized living room which measures 17' x 12'6 with a bespoke media wall built to accommodate the TV and electric fireplace, again, this becomes the focal point of the room.

Both rooms provide direct access to the rear garden.

The first floor commences with a spacious landing allowing access to all three bedrooms and the main family bathroom suite.

The master bedroom measures 11'11 x 10'1 complete with both fitted wardrobes and a beautiful en suite shower room. The en suite was fitted in 2021 and again, has been maintained to the highest of standards. The en suite consists of large walk-in shower, wash basin and W/C. Bedroom two measures 13'11 x 12'4, with a storage cupboard over the stairs whilst bedroom three measures 9' x 7'7.

The family bathroom completes the first floor, measuring 7'2 x 6'6 and consisting of the bathtub with overhead shower, washbasin and W/C.

Externally this home continues to impress with a pleasant and landscaped rear garden which also provides side access. This leads out to your driveway parking which sits alongside your own garage.

Situated on a popular and sought-after development within the family-friendly Laindon location you will find shops and rail links direct into London just a very short walk away as are a number of schools.

Plans have been drawn, yet to be approved but can be made available on request for a single-storey rear extension should the new owner require additional ground floor living space.

Internal viewings come strongly recommended so that one can appreciate firsthand all of the time, care, and attention to detail the current owners have invested into bringing this home as close to perfect as one could hope for.

Freehold.
Nominal £1PA leasehold charge for garage.
Council Tax Band D
Amount £2051.10

Cosy Entrance Hall

Ground Floor W/C

6'9 x 2'10

Stunning Kitchen/Diner With Feature Island

17' x 11'9

Living Room

17' x 14'7

First Floor Landing

Master Bedroom

11'11 x 10'1

En Suite Shower Room

7'4 x 7'1

Bedroom Two

13'11 x 12'4

Bedroom Three

9' x 7'7

Family Bathroom Suite

7'2 x 6'6

Landscaped Rear Garden

Side Access

Driveway Parking

Garage

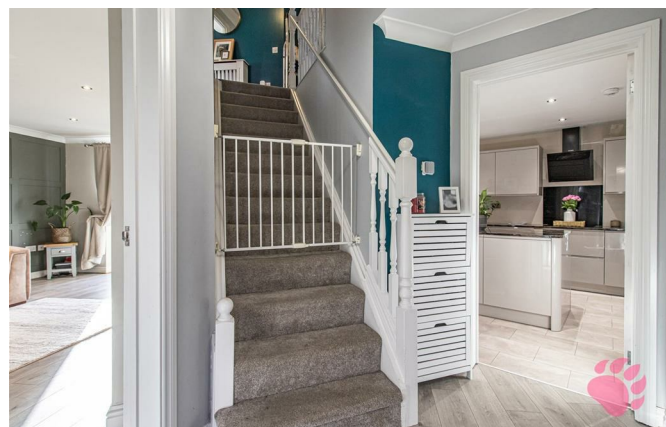
Stunning Finish Throughout

Popular & Sought After Development

Close To Local Schools

Walking Distance To Local Shops & Amenities

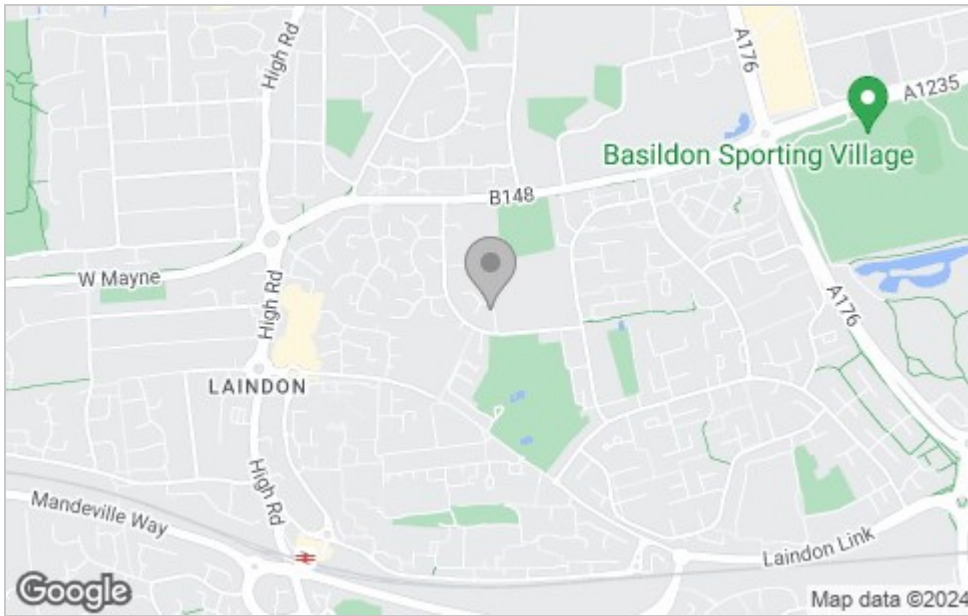
Walking Distance To Rail Links Into London



Floor Plan



Area Map



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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Viewing

Please contact our Basildon Office on 01268 661215 if you wish to arrange a viewing appointment for this property or require further information.

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