



Bear Estate Agents are understandably enthused to bring to the market this absolutely incredible **THREE-DOUBLE-BEDROOM DETACHED** family home which is able to boast being a 'Modular' home which during construction reduced construction waste by up to 90%! Built in 2021 by NU Living as part of the sought-after Beechwood Village Project the property retains 7 years' worth of NHBC Warranty alongside a stunning finish throughout and deceptively spacious living accommodation split evenly across both floors.

- Welcoming Entrance Hall Complete With Ground Floor W/C & Understairs Storage
- Impressive Living Room 15'5 x 12'
- Family Bathroom Suite 7'11 x 6'6
- Driveway Parking For Multiple Vehicles
- Rare To The Market 'Modular' Home Which Reduced Construction Waste By Up To 90% Whilst Being Built
- Stunning Kitchen Come Diner 17'1 x 9'10
- Master Bedroom 11'4 x 10'5 With Beautiful En Suite 6'10 x 4'10, Bedroom Two 15'9 x 7'11 Plus Bedroom Three 12' x 7'2
- Pleasant South Facing Rear Garden With Side Access
- Popular & Sought After Development Within Walking Distance Of Local Shops & Amenities
- 2021 Build - 7 Years NHBC Warranty Remaining

## Pankhurst Drive

Basildon

**£425,000**

Guide Price



# Pankhurst Drive



Guide Price £425,000 - £450,000...

Internally the new owner will be greeted by the most striking and spacious of entrance halls complete with both a ground floor W/C and understairs storage.

To the front of the property is the stunning kitchen come diner which measures an impressive 17'1 x 9'10. The kitchen area provides a wealth of both worktop space and storage space and is flooded via natural light via the dual-aspect windows. There is also ample dining area alongside a large 'utility' cupboard which accommodates both the washing machine and separate tumble drier. Fitted appliances within the kitchen include the fridge/freezer, dishwasher, electric oven, and hob with extractor fan plus a wine cooler.

Completing the ground floor accommodation is the generously sized living room which measures a further 15'5 x 12' and provides the perfect environment in which to both entertain and relax. The living room is also flooded with natural light via the large double doors to the garden with a large window to the side.

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

The master bedroom measures a generous 11'4 x 10'5 into an additional 4'10 x 4'4, there is also a beautiful en suite shower room to the master which measures a further 6'10 x 4'10. Bedroom two measures 15'9 x 7'11 whilst bedroom three measures 12' x 7'2. All three bedrooms are sizeable double bedrooms which is a fine feature within itself.

The main family bathroom suite measures 7'11 x 6'6 and consists of the bathtub with overhead shower, washbasin, and W/C.

Externally this home continues to excel with a pleasant south-facing rear garden, formed of patio and lawn which benefits from both side access and access to the driveway.

To the side of the property is driveway parking for multiple vehicles alongside a large storage shed.

Having been built in 2021 by NU Living, the property retains 7 years' worth of NHBC warranty and can boast being a 'Modular' home which reduced construction waste by up to 90% whilst being built.

Situated on, and as part of the popular and family-friendly Beechwood Village Project which is committed to creating hundreds of new homes along with shops and community centres as part of a regeneration scheme for the immediate area this home represents the opportunity to become part of an up and coming, and thriving community. This is one of the first resales of this particular style of home on the development which underlines just how rare to the market this home is with internal viewings coming very highly recommended.

Guide Price £425,000 - £450,000...

Freehold.  
Council Tax Band D.

## **Welcoming Entrance Hall**

**Ground Floor W/C**  
5'3 x 3'5

**Stunning Kitchen/Diner**  
17'1 x 9'10

**Impressive Living Room**  
15'5 x 12'

## **Spacious First Floor Landing**

**Master Bedroom**  
11'4 x 10'5 into 4'10 x 4'4

**Beautiful En Suite Shower Room**  
6'10 x 4'10

**Bedroom Two**  
15'9 x 7'11

**Bedroom Three**  
12' x 7'2

**Family Bathroom Suite**  
7'11 x 6'6

## **South Facing Rear Garden**

## **Side Access**

## **Driveway Parking**

## **Storage Shed To The Side Of The Property**

## **2021 Build - 7 Years NHBC Warranty Remaining**

## **Popular & Sought After Development**

## **Walking Distance To Local Shops & Amenities**

## **Rare To The Market 'Modular' Home**

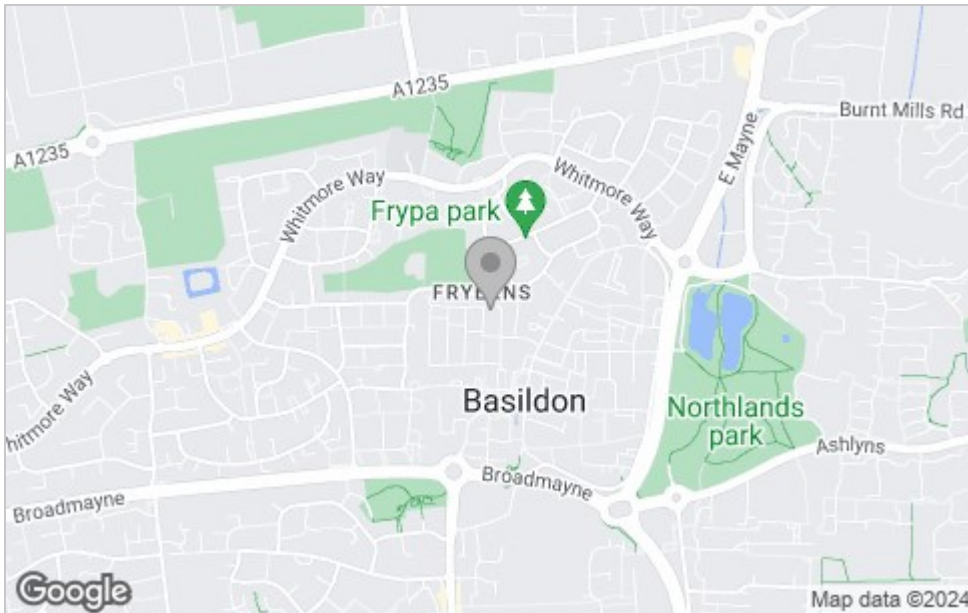
## **Luxurious Finish Throughout**



# Floor Plan



# Area Map



# 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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# Energy Efficiency Graph

