



Bear Estate Agents are understandably enthused to bring to the market with NO ONWARD CHAIN this beautifully presented FOUR-DOUBLE BEDROOM family home which forms part of Redrow Homes Heritage Collection. Having been built in 2018 and retaining 4 years worth of NHBC the property is able to boast deceptive living accommodation alongside a stunning new kitchen suite and a south-facing rear garden with side access, plus driveway parking and a detached garage.

- Striking & Spacious Entrance Hall Complete With Ground Floor W/C
- Beautiful Kitchen/Diner Fitted Only In April 2022 Measuring 18'6 x 11'6
- Family Bathroom Suite 8' x 5'11
- South Facing Rear Garden With Side Access Plus Driveway Parking And Detached Garage With Power & Light Connected
- 2018 Build - 4 Years NHBC Warranty - Part Of Redrow Homes Heritage Collection
- Living Room 15'3 x 11'5
- First Floor Bedroom Two 15'4 x 9', Bedroom Three 11'9 x 10'2 Plus Bedroom Four 10'9 x 9'2
- Second Floor Occupies The Master Bedroom In It's Entirety Measuring 14'10 x 13'10 Complete With Fitted Wardrobes & En Suite 9'3 x 5'9
- No Onward Chain
- Walking Distance To Town Centre, Rail Links Into London, Pipp's Hill Retail Park, Festival Leisure Park & Basildon's Sporting Village

## Sellars Way

Basildon

**£475,000**

Offers In Excess Of



# Sellars Way



Internally the new owner will be greeted by the striking and spacious entrance hall complete with ground floor W/C.

The main living room is to the front of the property and measures a generous 15'3 x 11'5 and provides the perfect environment in which to both entertain and relax.

Worthy of special mention is the stunning kitchen come diner which was only fitted in April 2022. Very rarely do 'new' homes have new kitchens fitted however the owners of this property have made the new kitchen suite far more practical and family-friendly with more worktop space, more storage, and the facility to cook and prepare for meal times whilst facing the dining area and television creating a far more 'sociable' space. The kitchen come diner measures 18'6 x 11'6 and comes complete with integrated dishwasher, double oven, microwave and induction hob. When the kitchen was fitted the current owner also had new open double doors fitted which allow access to the garden, the double doors come complete with the blinds fitted within the glass, another fine feature within itself.

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

Bedroom two measures 15'4 x 9, bedroom three measures 11'9 x 10'2 whilst bedroom four measures a generous 10'9 x 9'2.

Completing the first floor is the family bathroom suite which measures 8' x 5'11 and consists of the W/C, washbasin and bathtub with overhead shower.

The second floor is occupied in its entirety by the master bedroom suite complete with both luxury en suite shower room and fitted wardrobes. The main bedroom area measures 14'10 x 13'10, and the fitted wardrobes then offer a further 2'2 in depth of storage and 8'11 in width. The en suite measures 9'3 x 5'9 and consists of the W/C, washbasin, and large walk-in shower.

Externally this home continues to impress and exel with a south-facing rear garden which is also able to boast side access. The current owners laid a large part of the garden to a feature patio area a short while ago with the lower section of the garden being laid to turf.

The property is also able to boast driveway parking for two vehicles and a detached garage which could, subject to building regulations be converted should the new owner wish to convert. The garage also has power and light connected.

Having been built in 2018, as part of Redrow Homes Heritage Collection the property still maintains 4 years of NHBC and is situated perfectly for local amenities. You will find Pipp's Hill Retail Park, (currently under redevelopment to offer a wider range of stores), Basildon's Festival Leisure Park and Basildon's Sporting Village all just a very short walk away whilst Basildon's Town Centre and Rail Links direct into London are both within walking distance too. The location truly does offer something for all ages and for all of the family.

Internal viewings come strongly recommended as opportunities to acquire homes of this calibre truly are few and far between.

Freehold.  
Council Tax Band D.  
Amount £2051.10.

## **Striking & Spacious Entrance Hall**

**Ground Floor W/C**  
5'11 x 3'1

**Living Room**  
15'3 x 11'5

**Beautiful Kitchen/Diner**  
18'6 x 11'6

## **Spacious First Floor Landing**

**Bedroom Two**  
15'4 x 9'

**Bedroom Three**  
11'9 x 10'2

**Bedroom Four**  
10'9 x 9'2

**Family Bathroom Suite**  
8' x 5'11

## **Second Floor Landing**

**Master Bedroom With Fitted Wardrobes**  
14'10 x 13'10

**En Suite Shower Room**  
9'3 x 5'9

**South Facing Rear Garden With Side Access**

**Detached Garage With Power & Light**

**Driveway Parking**

**2018 Build - 4 Years NHBC Warranty Remaining**

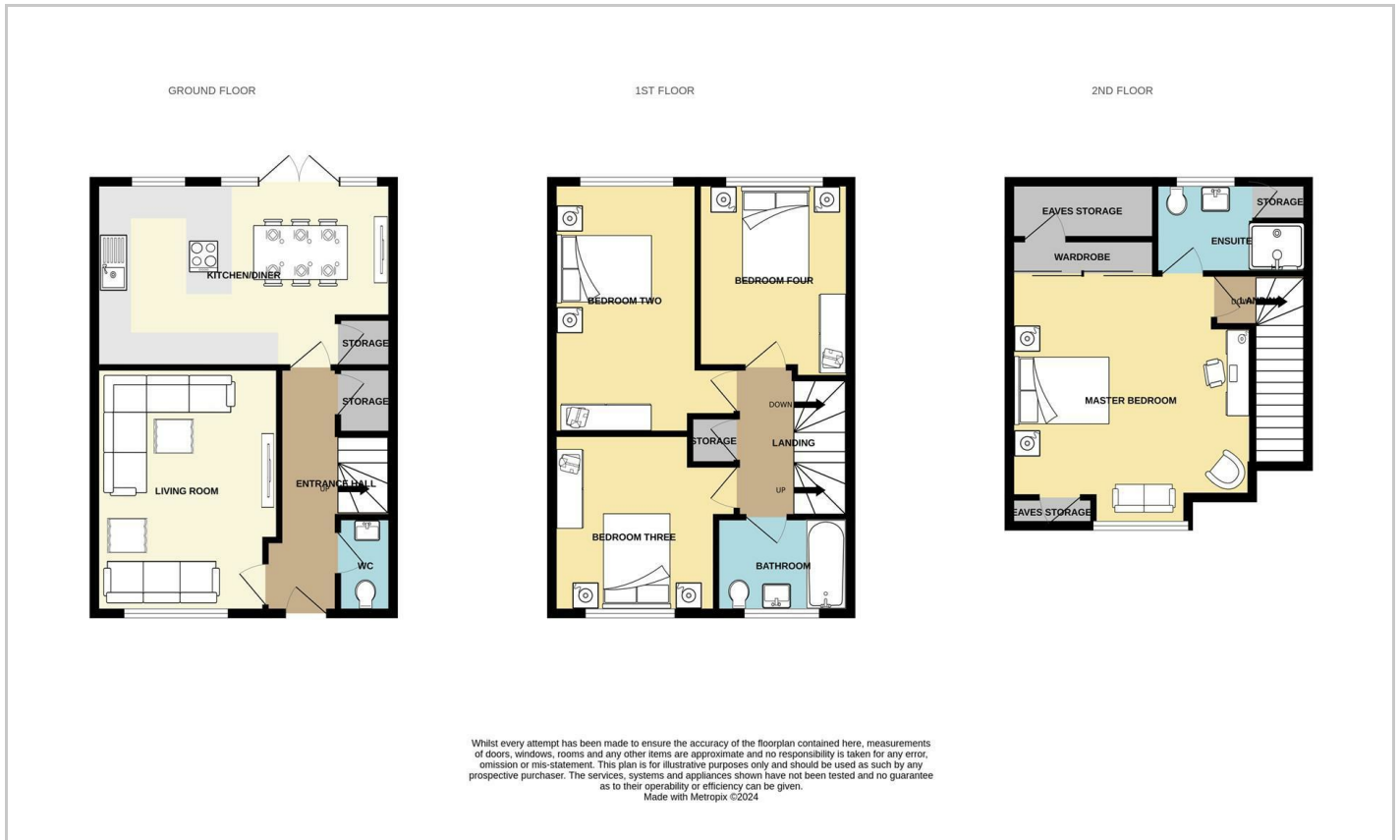
**Part Of Redrow Homes Heritage Collection**

**Walking Distance To Vast Array Of Amenities**

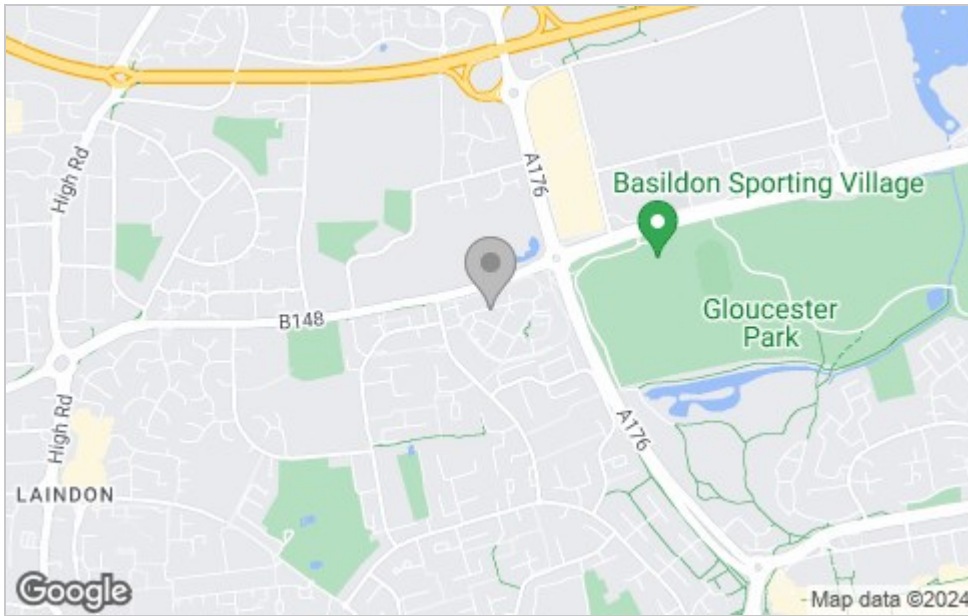
Including Pipp's Hill Retail Park, Basildon's Festival Leisure Park & Basildon's Sport Village



# 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

