



Bear Estate Agents are absolutely thrilled to bring to the market this stunning two double bedroom home which is nestled toward the end of a quiet and family-friendly walkway which sides onto a huge area of parkland which is a fine feature within itself. The property further benefits from an incredible 80' south facing rear garden which comes complete with a large 16'4 x 11'4 summerhouse currently acting as a home bar and additional reception area.

- Cosy Entrance Hall
- Stunning Howdens Fitted Kitchen 10'9 x 10'4 Max
- Master Bedroom 13'2 x 9'4 With Fitted Wardrobes 7'1 x 3'5 Plus Bedroom Two 10'4 x 9'10
- Incredible 80' South Facing Rear Garden With Large Summerhouse 16'4 x 11'4
- Positioned Next To Huge Area Of Parkland
- Lounge/Diner - Living Area 13'5 x 9'4 With Dining Area 9'5 x 8'5
- Utility Room 9'2 x 4'11
- Family Bathroom Suite 6'9 x 6'
- Wealth Of Communal Parking Just A Short Walk Away
- Extensively Refurbished Throughout

Great Spenders

Basildon

£300,000

Guide Price



Great Spenders



Guide Price £300,000 - £325,000....

Internally the new owner will be greeted by the cosy entrance hall which allows access through to the main living accommodation.

The main lounge come dining area is impressive in both size and condition with the main living area measuring 13'5 x 9'4 which leads into the dining area which measures a further 9'5 x 8'5. Both areas interact with one another perfectly and create the perfect environment in which to both entertain and relax.

Completing the ground floor living accommodation is the beautiful kitchen and utility room. The kitchen measures a maximum of 10'9 x 10'4 and provides a wealth of both worktop space and storage space. The beautiful 'Howdens' kitchen was fitted only last year, 2023 and has been maintained to the highest of standards since. The kitchen leads into the utility room which measures a further 9'2 x 4'11. The utility provides access into the garden, as does the dining area. These homes have been known to create a ground floor W/C within the utility room should this be a requirement for the new owner.

The first floor commences with the landing which allows access to both double bedrooms and the family bathroom suite.

The master bedroom measures an impressive 13'2 x 9'4 complete with a huge fitted wardrobe, a further 7'1 x 3'5 of storage. Bedroom two measures a further 10'4 x 9'10 with a fitted storage cupboard too.

The family bathroom suite, fitted in 2022 and again maintained to the highest of standards measures 6'9 x 6' and consists of the washbasin, W/C and bathtub with overhead shower.

Externally this home continues to impress and excel with an incredible 80' south facing rear garden. The garden consists of an area of decking which leads to a larger area of artificial turf, leading to a further area of decking complete with the large summerhouse. There is an area of storage past the visible fence which is included within the property. If the new owner wanted a slightly larger garden, the fence could be taken down and pushed back to maximise the garden area.

The summer house measures 16'4 x 11'4 complete with power and light. The summer house currently acts as a home bar and reception area. Perfect for the warmer months to be able to open the double doors into the garden. Given its size, the summer house could comfortably be used as a home office, home gym or to suit the new owners requirements which is a great illustration of its versatility.

To the front there is an area of garden, laid to lawn which measures approximately 30' and could be fenced off if the new owner wishes to. Situated toward the end of a quiet and family-friendly walkway, set back from the road and positioned next to a huge area of parkland the location is fantastic and offers something for all of the family and for all ages. The property is within walking distance of local shops and amenities and within close proximity to the town centre and rail links direct into London.

There is a communal car park just a short walk from your front door which provides a wealth of car parking for residents.

This home has been extensively refurbished over the last few years with a new bathroom suite having been fitted in 2022, a new boiler fitted in 2022, a new 'Howdens' kitchen fitted in 2023 and new carpets and flooring throughout in 2023. The property in this time has been maintained to a great standard with the new owners simply having to unpack their belongings and enjoy the works that have been carried out over the last few years. The loft is half boarded out for storage, and insulated whilst there is also an outside tap to the garden.

Internal viewings come strongly recommended so that one can appreciate first-hand 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.

Guide Price £300,000 - £325,000....

Freehold.
Council Tax Band B.
Amount £1595.30.

Cosy Entrance Hall

Impressive Lounge/Diner

Living Area

13'5 x 9'4

Dining Area

9'5 x 8'5

Howdens Fitted Kitchen

10'9 x 10'4 max

Utility Room

9'2 x 4'11

First Floor Landing

Master Bedroom

13'2 x 9'4

Large Fitted Wardrobe

7'1 x 3'5

Bedroom Two

10'4 x 9'10

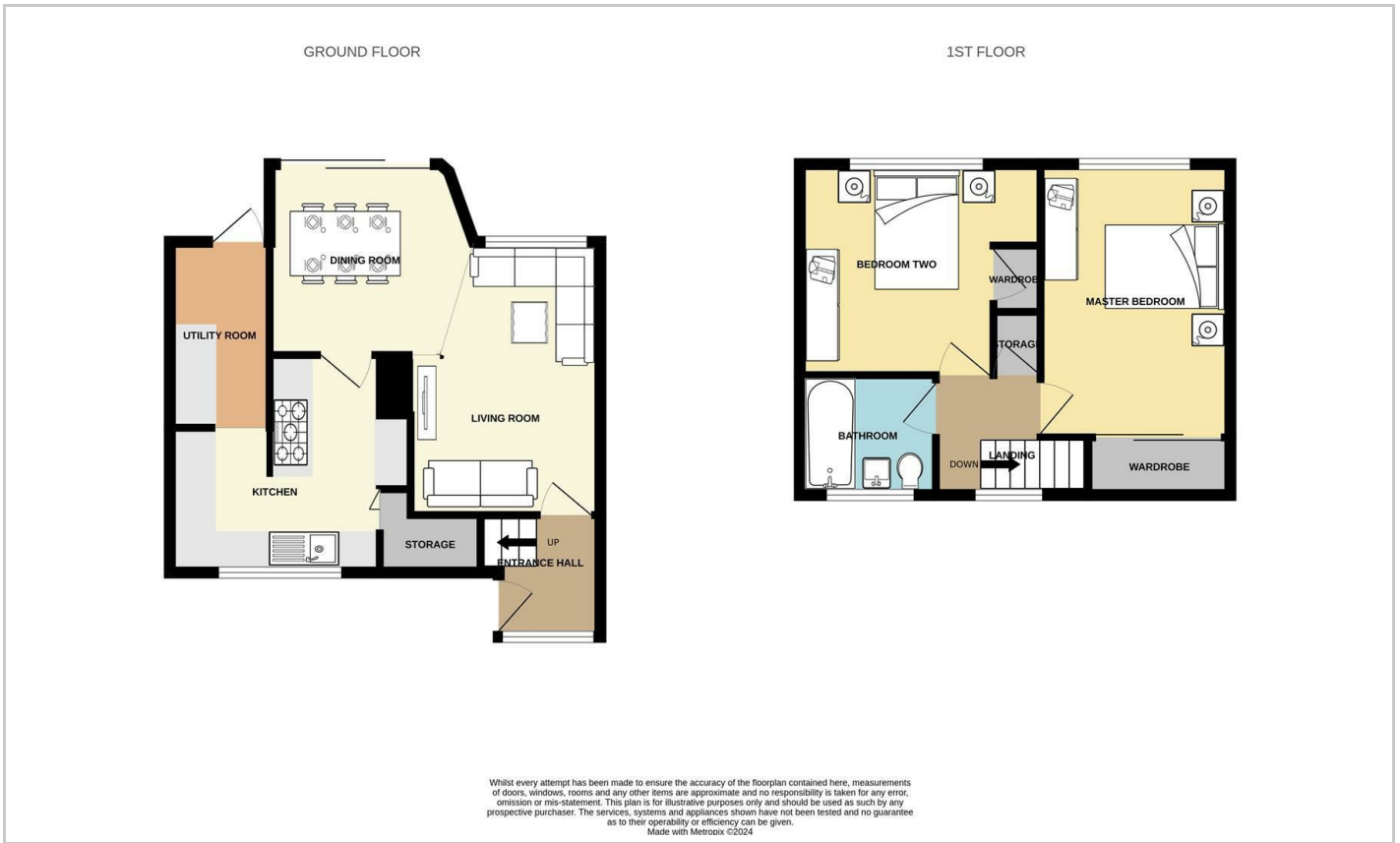
Family Bathroom Suite

6'9 x 6'

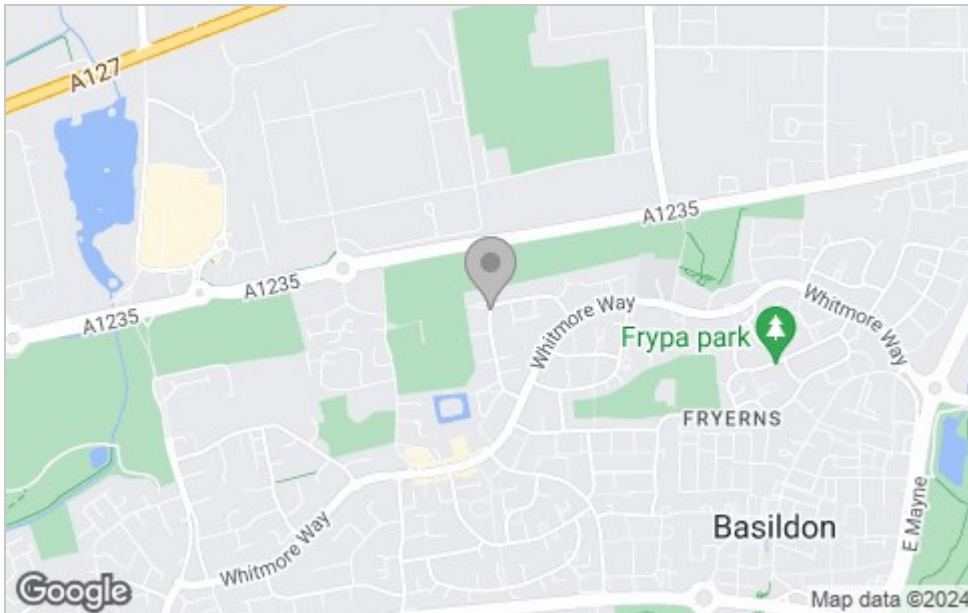
Incredible 80' South Facing Rear Garden



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

351 Clay Hill Road, Basildon, Essex, SS16 4HA

Office: 01268 661215 basildon@bearestateagents.co.uk <http://www.bearestateagents.co.uk/>

Energy Efficiency Graph

