



Bear Estate Agents are understandably enthused to bring to the market, with NO ONWARD CHAIN, this beautifully presented and lovingly cared for three-bedroom semi-detached family home which is able to boast a stunning finish throughout alongside two reception rooms, a beautiful kitchen come breakfast room with separate utility & ground floor W/C, huge rear garden plus the most favourable of locations within 'The Birds Estate' in Kingswood.

- Welcoming Entrance Hall
- Kitchen/Breakfast Room 15'9 x 7'11
- Master Bedroom 12'2 x 8'10 With Full Width Fitted Wardrobes, Bedroom Two 10'3 x 8'11 Plus Bedroom Three 7'6 x 7'6
- Huge Rear Garden With Side Access
- Popular & Family-Friendly Location Within Walking Distance Of Town Centre & Rail Links Direct Into London
- Lounge/Diner 21'5 x 12' Plus Second Reception Room 8'7 x 7'10
- Utility Room With Ground Floor W/C 7'11 x 7'10
- Family Bathroom Suite 7'11 x 5'6
- Driveway Parking
- No Onward Chain

Peregrine Close

Basildon

£440,000



Peregrine Close



Internally the new owner will be greeted by the welcoming entrance hall complete with understairs storage and feature 'glass balustrades' leading up to the first floor. The entrance hall provides access into both reception rooms.

The first of two reception rooms is the large lounge come diner which measures a generous 21'5 x 12 and provides the perfect environment in which to both entertain and relax. There is a large window to the front and sliding doors to the rear which combined flood the lounge come diner with natural light.

The second of two reception rooms could be utilised to suit the new owner's requirements, measuring 8'7 x 7'10 this, in our opinion could comfortably act as a home office, a home gym, a children's playroom or even a ground floor, fourth bedroom. A great illustration of the versatility this home has to offer.

Completing the ground floor living accommodation is the beautiful kitchen come breakfast room which measures an impressive 15'9 x 7'11 offering a wealth of both worktop space and storage space. Off of the kitchen is the utility room complete with ground floor W/C, the utility measures 7'11 x 7'10 and offers further worktop space and space for the washing machine, tumble drier and, further fridge/freezer.

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

The master bedroom measures 12'2 x 8'10 complete with full width fitted wardrobes, bedroom two measures a further 10'3 x 8'11 whilst bedroom three measures 7'6 x 7'6 complete with another fitted storage cupboard. All bedrooms are well sized.

The family bathroom suite measures 7'11 x 5'6 and consists of the W/C, washbasin and bathtub with overhead shower.

Externally this home continues to impress and excel with a huge rear garden which measures approximately 70' in depth and 35' in width. This provides the perfect outside space for growing and already larger families and could, subject to planning lend itself perfectly for an extension with the scope to retain a great sized rear garden. The garden is majority laid to lawn with a small area of patio and a feature area of decking to the bottom of the garden. The garden also offers side access leading to the front.

To the front there is driveway parking for one vehicle alongside an area laid to lawn which could be block-paved to provide further driveway parking should the new owner require this.

The property itself is situated in one of the most sought-after and family-friendly locations within the highly desirable 'Birds Estate' in Kingswood. The property finds itself toward in a quiet cul de sac which is just a very short walk from Basildon town centre and rail links direct into London.

Being sold with NO ONWARD CHAIN, internal viewings come strongly recommended so that one can appreciate and acknowledge first-hand 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.
Council Tax Band D.
Amount £2051.10.

Welcoming Entrance Hall

Lounge/Diner
21'5 x 12'

Kitchen/Breakfast Room
15'9 x 7'11

Utility/Ground Floor W/C
7'11 x 7'10

Family Room
8'7 x 7'10

First Floor Landing

Master Bedroom
12'2 x 10'10

Bedroom Two
10'3 x 8'11

Bedroom Three
7'6 x 7'6

Family Bathroom Suite
7'11 x 5'6

Huge Rear Garden

Side Access

Driveway Parking

Further Space For Driveway Parking

Popular & Family-Friendly Location

Walking Distance To Town Centre

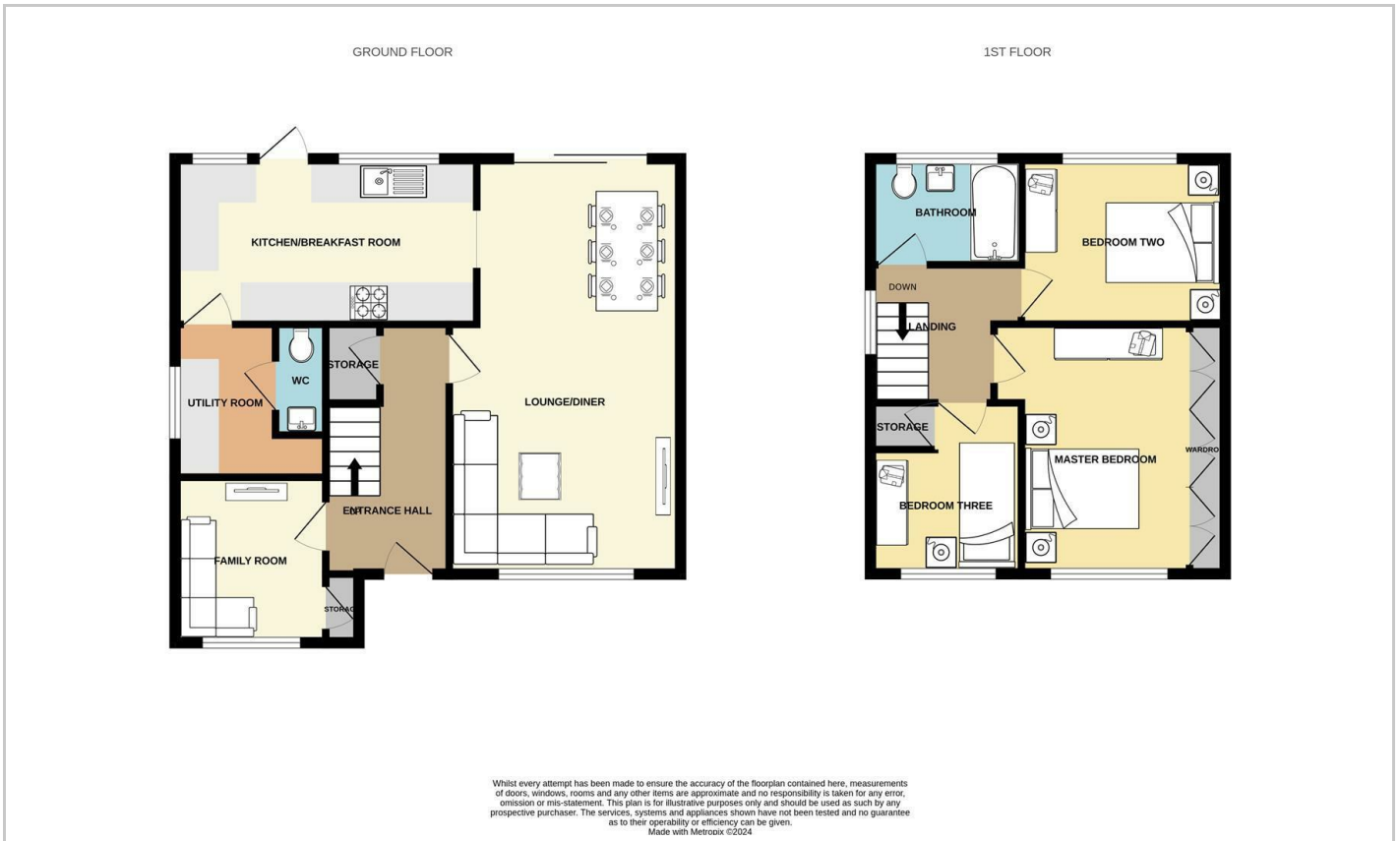
Walking Distance To Rail Links Into London

Superb Finish Throughout

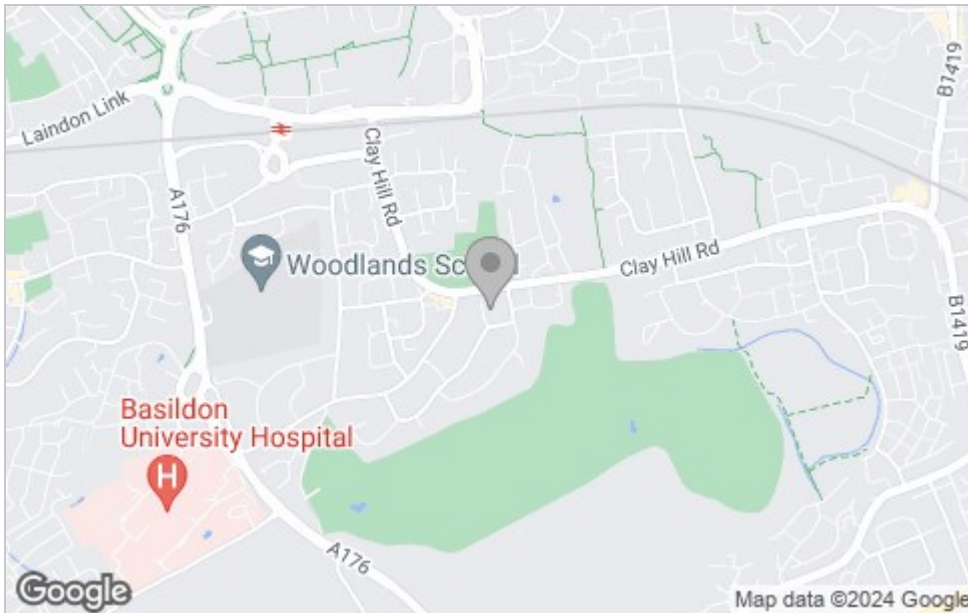
No Onward Chain



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

