



Bear Estate Agents are absolutely thrilled to bring to the market, this EXTENDED three-bedroom semi-detached house which profits from a large TWO BEDROOM ANNEXE. Internally the spacious living accommodation has been extended to the rear and also into the loft and has a fully self-contained two-bedroom detached annexe to the rear which has independent access. Opportunities such as this truly are few and far between.

Dominion Drive

Romford

£550,000

- Welcoming Entrance Hall
- Kitchen/Diner 16'3 x 13'3
- Family Bathroom Suite 7' x 6'2
- South Facing Rear Garden With Side Access
- Walking Distance To Local Shops & Amenities
- Family Room 11'5 x 10'10 Plus Living Room 17'3 x 10'1
- Master Bedroom 10'11 x 10'2, Bedroom Two 10'11 x 9'3 Plus Second Floor Bedroom 13'5 x 9' With W/C
- Independent & Self Contained Two Bedroom Detached Annexe
- Driveway Parking
- Popular & Family-Friendly Location



Dominion Drive



Internally the new owner will be greeted by the striking and spacious entrance hall complete with understairs storage. The entrance hall provides access to both of the reception rooms.

The first of the reception rooms, to the front of the property, is the living room, this measures 11'5 x 10'10 with a feature bay window and provides the perfect environment in which to both entertain and relax.

The second of the reception rooms, to the rear of the property, measures an impressive 17'3 x 10'1 and interlinks wonderfully with the kitchen come diner. As there are two great-sized reception rooms, this provides versatility as the smaller of the reception rooms could be used as a home office, a home gym, a children's playroom to give but a few options which is fantastic for growing and already larger families.

Completing the ground floor living accommodation is the kitchen come diner which measures a generous 16'3 x 13'3. This kitchen provides a wealth of both worktop space and storage space and is flooded with natural light via the double doors to the south-facing rear garden alongside a window to the side of the room.

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

The master bedroom measures 10'11 x 10'2 with fitted wardrobes whilst bedroom two measures an equally impressive 10'11 x 9'3.

The family bathroom suite measures 7' x 6'2 and consists of the W/C, washbasin and bathtub with overhead shower.

The landing is also generous in size and given its size could act as a separate home office area which is another great illustration of its versatility and size.

The second floor consists solely of the third bedroom, complete with its own W/C and a wealth of eaves storage this is perfect for older and more independent children. The bedroom measures 13'5 x 9' with a W/C 4'3 x 4'2.

Externally there is an incredible fully independent two-bedroom detached annexe which was built only 7 years ago and has been maintained to the highest of standards. The main kitchen, living, and dining area measures a generous 17'10 x 15'9 and wonderfully incorporates all three areas. The main kitchen area 8'2 x 7'8 and overlooks the lounge come dining area. To the rear of the annexe are two comfortable bedrooms and the shower room, plus a wealth of storage. Both bedrooms are identical in size measuring 11'3 x 7'6. The bathroom suite measures 8'9 x 4'3 and consists of the W/C, washbasin, and large walk-in shower.

It is incredibly rare to have such a well-proportioned and fantastically presented annexe, independent to the main living accommodation with viewings highly recommended.

The main garden itself, is south-facing and low maintenance, featuring an area of patio and an area of artificial turf the new owners will also profit greatly from being totally overlooked to the rear and having side access leading to the front.

To the front, there is driveway parking for two vehicles.

Situated within walking distance of Collier Row town centre with an abundance of local amenities on hand there is something for all of the family and a location as close to perfect as one could hope for.

Freehold.
Council Tax Band D.

Inviting Entrance Hall

Family Room
11'5 x 10'10

Living Room
17'3 x 10'1

Kitchen/Diner
16'3 x 13'3

First Floor Landing

Master Bedroom
10'11 x 10'2

Bedroom Two
10'11 x 9'3

Family Bathroom Suite
7' x 6'2

Second Floor Bedroom
13'5 x 9'

W/C Off Of Second Floor Bedroom
4'3 x 4'2

Fully Independent Two Bedroom Detached Annexe

Annexe Bedroom One
11'3 x 7'6

Annexe Bedroom Two
11'3 x 7'6

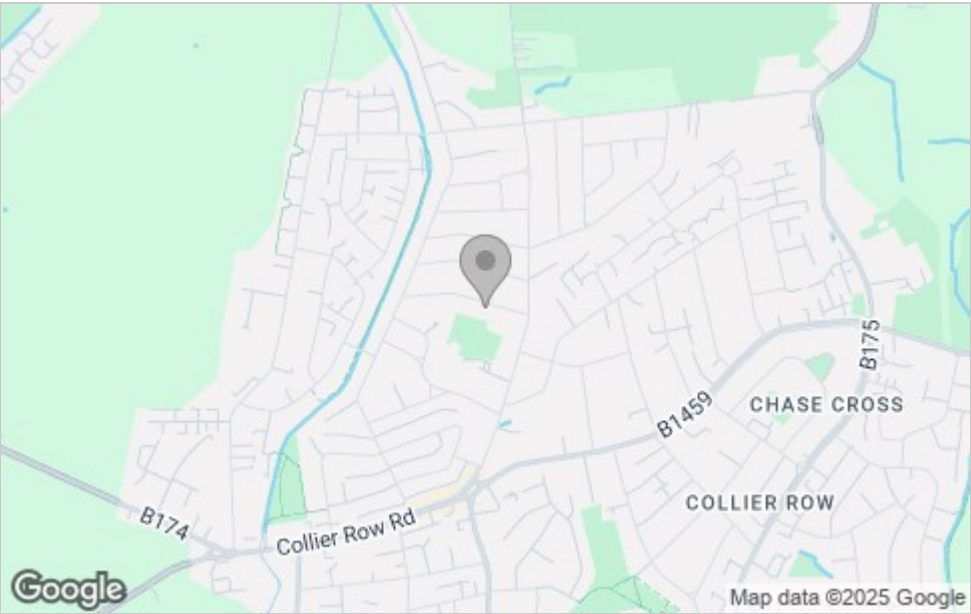
Kitchen/Dining/Living Area
17'10 x 15'9



Floor Plan



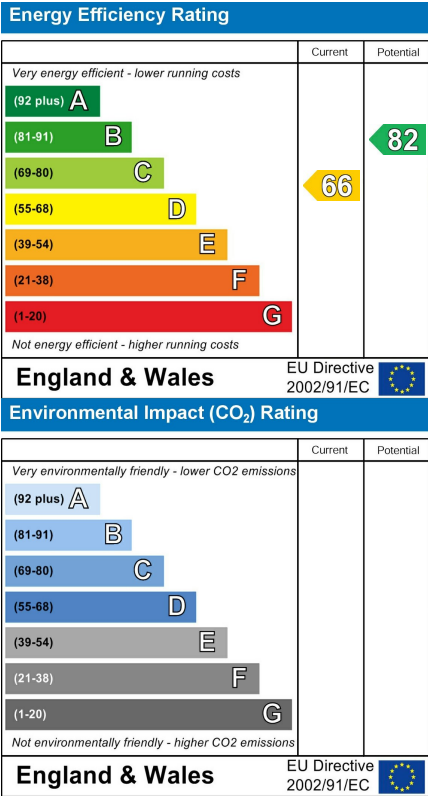
Area Map



Viewing

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

Energy Efficiency Graph



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 firms 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/