



Connells

Westlake Avenue
Bowers Gifford Basildon



Property Description

FOUR BEDROOM DETACHED PROPERTY FOR SALE, benefiting from, spacious entrance hallway, feature lounge, study/bedroom 4, large ground floor cloakroom, extensive modern bespoke fitted kitchen/dining room, fitted utility room, first floor, three large bedrooms, modern bespoke family bathroom, master bedroom with En-Suite shower room and terrace, outside direct access driveway, large private rear enclosed garden, modern garden room plus garden facilities

This property is very unique, the property was built in 2017 to a very high level and energy efficiency rating, the property needs to be internally viewed to appreciate the standard of the build.

Entrance Hall

Access via dual double glazed doors to large statement entrance hall with access to Lounge, Bedroom Four/Study, Cloakroom, Kitchen and large storage cupboard to accommodate coats/shoes etc. Under floor heating.

Ground Floor Cloakroom

Double glazed window to side. Two piece suite comprising of wash hand basin and low level flush W.C. Large built in storage cupboard. underfloor heating.

Lounge / Diner

19' 3" x 18' 4" (5.87m x 5.59m)
Double glazed windows to front. Underfloor heating.

Kitchen / Breakfast Room

19' 6" x 19' 3" (5.94m x 5.87m)
Double glazed Bi-Fold doors to rear. The bespoke kitchen is fitted with a range of wall mounted and base units, finished with quartz worksurfaces with inset sink/drain. Contemporary splashback tiling. Two integrated ovens. Integrated hob with extractor. Built in breakfast bar. Underfloor heating.

Utility Room

17' 2" x 6' 3" (5.23m x 1.91m)
Double glazed back door with double glazed window to side. Fully fitted units with large butler style stainless steel inset sink and space for appliances. Underfloor heating.

Bedroom Four / Study

13' 9" x 10' 1" (4.19m x 3.07m)
Double glazed window to side. Access to integrated garage. Underfloor heating.

First Floor Landing

14' 9" x 14' 4" (4.50m x 4.37m)

Vaulted gallery overlooking entrance with large dormer feature window and roof Velux to allow an abundance of natural light. Underfloor heating. Leads to Bedrooms One, Two and Three, Family Bathroom and large Airing / Hot Water storage cupboard.

Bedroom One

25' 1" x 12' 7" (7.65m x 3.84m)

Two x double opening double glazed French doors leading to terrace. Range of built in wardrobes and feature wall. Underfloor heating.

En-Suite

8' 1" x 5' 6" (2.46m x 1.68m)

Double glazed window to side. Three piece suite comprising of wet room walk-in shower with glass screen, wash hand basin and low level flush W.C.

Terrace

18' 4" x 6' 4" (5.59m x 1.93m)

Roof terrace with extensive views of farmland and dedicated greenbelt.

Bedroom Two

14' 2" x 13' 9" (4.32m x 4.19m)

Double glazed window to front. Underfloor heating. Vaulted ceiling and feature dormer window.

Bedroom Three

14' 2" x 10' 8" (4.32m x 3.25m)

Double glazed window to front. Underfloor heating. Vaulted ceiling and feature dormer window.

Bathroom

11' 1" x 8' 4" (3.38m x 2.54m)

Four piece suite comprising of a statement free standing bath, below a striking double glazed feature window, wet room shower with glass screen, modern wash hand basin integrated to contemporary stand/unit and low level flush W.C. Underfloor heating.

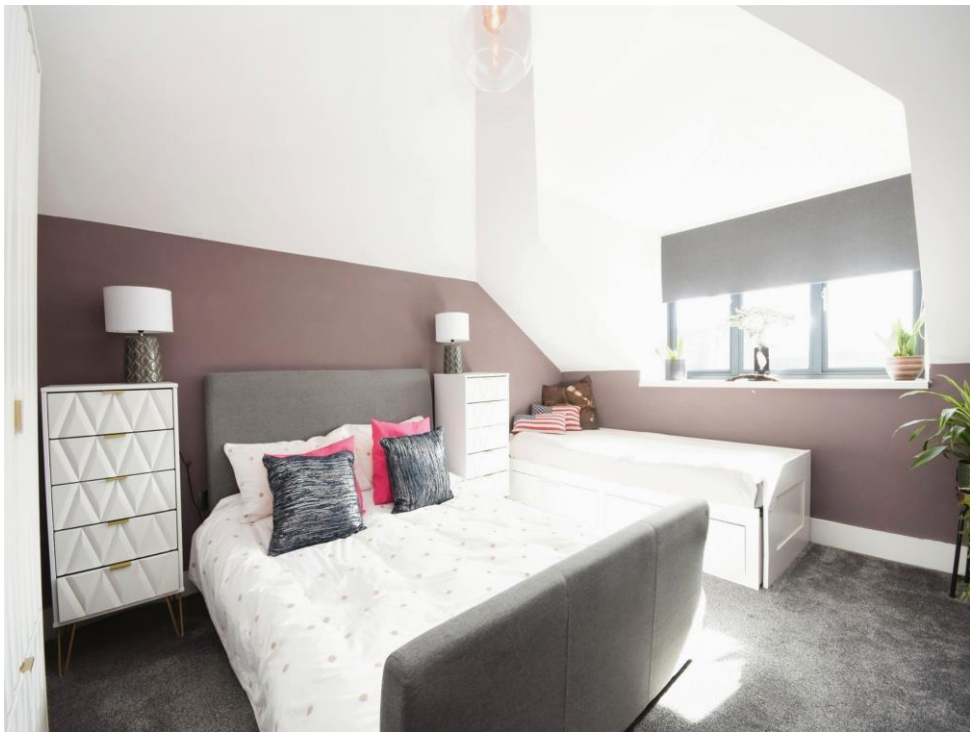
Front Garden

The front of the property is laid to hard standing and shingle, providing access to garage and ample off street parking.

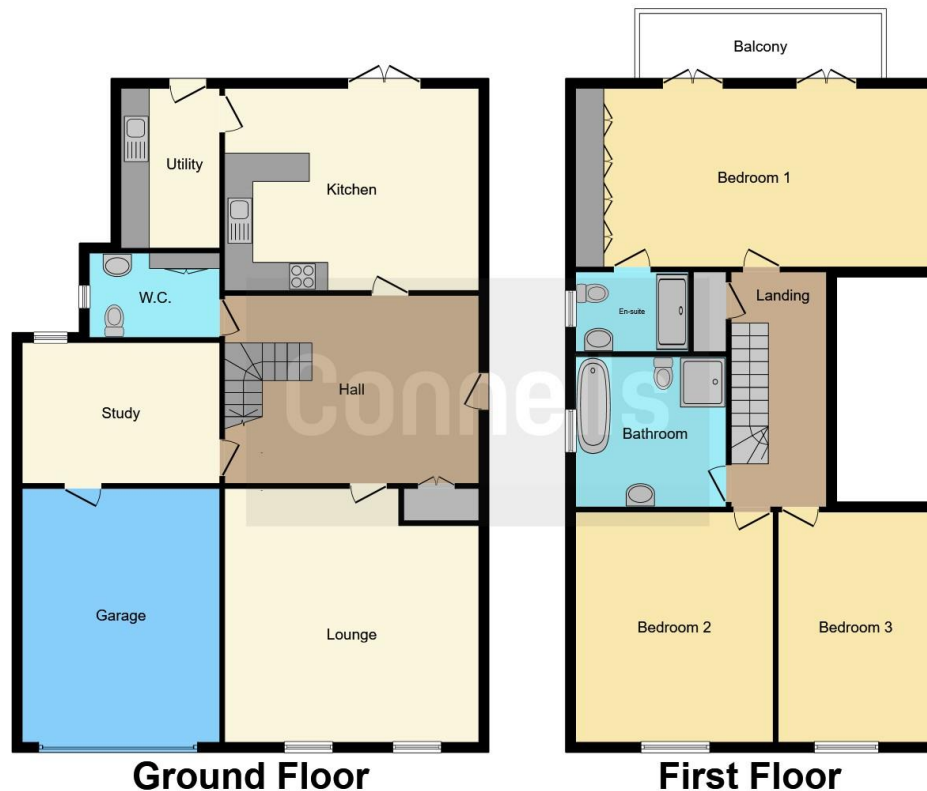
Rear Garden

The rear garden commences with a large decked area, hot tub facilities and there is a further decked area to the rear of the garden. There is a garden room/bar and out door kitchen/BBQ area. The remainder of the garden is laid to lawn and there are uninterrupted views over fields and greenbelt to the rear.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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directions to this property:

From the A13/A130 Exit to the Sadlers Farm Round-a-bout and take the exit for Bowers Gifford onto London Road. Travel straight to the traffic lights and turn right onto Pound Lane. Travel past the pet shop on the left and take the next left (by the local shop) onto William Road. Turn right at the end and No. 17 is approx half way down on the left hand side.

From the A127 heading West go past Altons Garden Center on the left and exit at Quirks Motors (Opposite the Dick Turpin pub) onto pound lane. Go straight for approx 1 mile past the Garden Centre and turn right at the local shop onto William Road. Turn right at the end and No. 17 is approx half way down on the left hand side

EPC Rating: B



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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