



## Patricia Drive, High Road, Fobbing

Guide Price £750,000



- A brand new beautifully crafted and fantastic size fully detached three bedroom chalet bungalow
- High specification throughout with no expense spared by the developer
- Stunning open plan lounge/kitchen/diner/family room great for entertaining with a feature double sided fireplace providing the wow factor
- Three great size double bedrooms
- Beautiful family bathroom and two stunning en-suite's
- Kitchen with quartz worktops and integrated appliances
- Wonderful size rear garden surrounded by fields and the Essex countryside and plenty of driveway parking
- 10 year NHBC new build warranty
- Underfloor heating throughout ground floor
- Situated in the idyllic and highly desirable village of Fobbing with great access to road links and local amenities



**WOW, WHAT A PROPERTY!** If you are looking for a beautiful and fantastic size property located in an idyllic village position within close proximity to road links and local amenities then look no further! Colubrid Estate Agents are delighted to welcome to the market this brand new three bedroom detached chalet bungalow, beautifully presented throughout with no expense spared by the developer with high specification features throughout and fantastic size living space. Located in the highly desirable and idyllic village of Fobbing, accommodation boasts an inviting entrance hallway, lovely size open plan lounge/diner/kitchen/family room, stunning family bathroom, three good size double bedrooms and two beautiful en-suite shower rooms. Externally the property has a wonderful size rear garden and plenty of driveway parking. This property holds a delightful position surrounded by fields and the Essex countryside. Further benefits include underfloor heating throughout the ground floor and a ten year NHBC new build warranty.

**GUIDE PRICE £750,000 - £800,000**

The property boasts underfloor heating throughout the ground floor, providing a warm and inviting atmosphere. The open-plan lounge/kitchen is a social hub, featuring a striking two-sided fireplace and a meticulously designed kitchen with quartz worktops, black finishes, and gold accents. Integrated Zanussi appliances, eye-level oven, microwave, and dishwasher ensure seamless culinary experiences. The layout effortlessly extends onto the large generous south facing garden, creating a seamless indoor-outdoor living space. A porcelain tiled patio offers an ideal spot for gatherings, leading to a well-maintained lawn area.

These new build chalet bungalows are a testament to exceptional craftsmanship and thoughtful design. Each detail has been carefully considered to offer a comfortable and elegant living experience. With the added assurance of a 10-year NHBC new build warranty, you can move in with confidence. Embrace the tranquility of country living without sacrificing the conveniences of modern life. Don't miss the opportunity to call this exquisite property your home.

#### Ground Floor

Upon entry, a spacious hall with two storage cupboards welcomes you. The ground floor hosts a luxurious double bedroom, featuring French doors that open onto the garden. This room enjoys the added convenience of an ensuite with porcelain tiles. The family bathroom is also finished with the same high-quality tiles. The heart of the home is the open-plan lounge/kitchen dining room, designed for both comfort and style. The two-sided fireplace with a media wall divides the lounge area from the kitchen, creating a harmonious flow. The kitchen itself is a testament to modern design, boasting quartz worktops. Integrated Zanussi appliances, including a convenient eye-level oven and microwave. The large island with an inset sink is a focal point for gatherings. Bifold doors lead out to the garden, flooding the space with natural light and seamlessly connecting indoor and outdoor living.

#### First Floor

The first floor accommodates two generously sized double bedrooms, each offering a peaceful retreat. One of these bedrooms enjoys the added luxury of an ensuite bathroom, again finished in full porcelain tiles.

#### Exterior

The property boasts a substantial south facing garden. A large patio area extends the living space, providing an ideal setting for alfresco dining and entertaining. Beyond the patio lies a well-maintained lawn area, perfect for outdoor activities. The garden backs onto fields, offering a sense of openness and tranquility. To the front, a block-paved area provides parking for at least four vehicles, ensuring convenience for homeowners and guests alike.

#### Location

Nestled amidst picturesque fields and horses, this property offers a rare opportunity to embrace a country lifestyle without sacrificing convenience. Commuting is a breeze, with easy access to the A13 and a short drive to the local station. Fobbing Farm Shop and the village pub are nearby, catering to your daily needs. Corringham Town Centre is just a short drive away, providing a range of amenities. This residence truly offers the best of both worlds, a serene retreat within reach of modern conveniences.

#### Room Measurements

Open Plan Lounge/Kitchen/Family Room: 39'5 x 19'7

Bedroom 1: 17'6 x 12'3

Bedroom 2: 20 x 12'9

Bedroom 3: 13'2 x 12'4



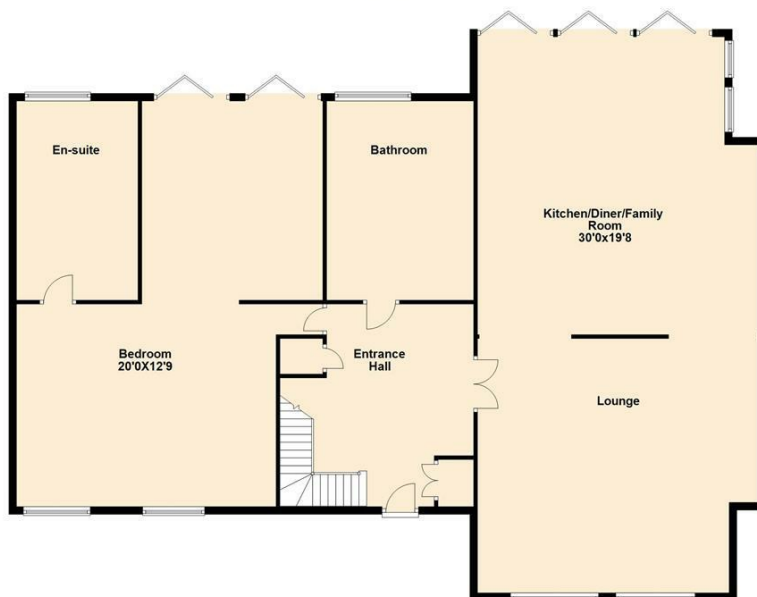
**Colubrid.co.uk**

# Local Life

Fobbing is a small village and former civil parish in Thurrock, Essex and one of Thurrock's traditional (Church of England) parishes. It is located between Basildon and Corringham, and is also close to Stanford-le-Hope. The place-name Fobbing is first attested in the Domesday Book of 1086, where it appears as Phobinge. Accessible to A13 road links



Ground Floor



First Floor

