

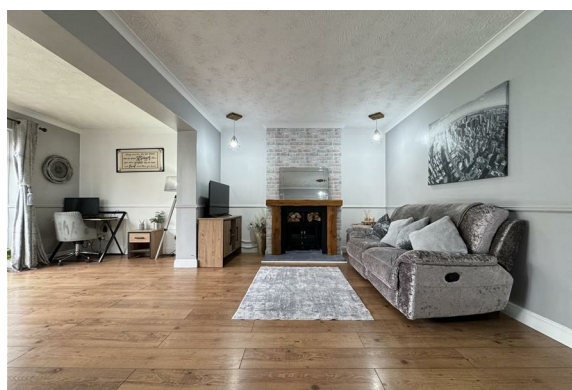


Woodcote Way, Benfleet

Guide Price £415,000



- A well presented and fantastic size four/five bedroom family home
- Excellent size living space boasting a double storey rear extension
- Wonderful quiet and peaceful location at the end of a cul-de-sac
- Huge open plan lounge and large dining room
- Versatile second reception room (play room) which could be a potential fifth bedroom
- Modern kitchen and utility room
- Two large sized reception rooms
- Modern family bathroom and en-suite to master bedroom
- Nice size rear garden and driveway parking
- Close to King John and Appleton Schools, Tarpots shops, Play areas and Woods



GUIDE PRICE £375,000 - £425,000

Nestled in the charming Woodcote Way of Benfleet, this semi-detached house is a true gem waiting to be discovered. Boasting three reception rooms and four bedrooms, this property is the epitome of a spacious family home. Close to King John and Appleton Schools. Tarpots shops, Play areas and Woods

As you step inside, you are greeted by an inviting entrance hallway that sets the tone for the rest of the house. The living space is truly exceptional, thanks to a double-storey rear extension that adds a touch of grandeur to the property. The lovely lounge is perfect for relaxing evenings, while the large dining room offers ample space for entertaining guests. Additionally, there is a versatile playroom that could easily be transformed into an extra fifth bedroom to suit your needs.

The modern kitchen is a chef's delight, complete with all the necessary amenities, and there is a convenient utility room for added functionality. The property features two bathrooms, including a modern family bathroom and an en-suite shower room in the master bedroom, providing both style and convenience.

Upstairs, you will find four great-sized bedrooms, each offering a comfortable retreat at the end of the day. The master bedroom, in particular, is a standout feature with its en-suite shower room, adding a touch of luxury to everyday living.

Outside, the property continues to impress with a nice-sized rear garden, perfect for enjoying outdoor activities with family and friends. The driveway parking is an added bonus, ensuring convenience for you and your guests.

Situated at the end of a cul-de-sac, this property offers a peaceful and private setting, ideal for those seeking a tranquil lifestyle. With its well-presented interiors and fantastic size, this four-bedroom family home is a rare find that ticks all the boxes. Don't miss the opportunity to make this house your own and create lasting memories in this wonderful abode.

Impressive entrance hall commences with stairs leading to first floor accommodation.

Utility room 12'5 x 3'5 external door to rear. Unit housing sink. Space for appliance. Tiled flooring.

Kitchen 10'2 x 8'8 double glazed window to front. Range of wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer with swan neck mixer tap. Bosch oven, Hotpoint gas four ringed hob, extractor hood, Retro fridge and freezer to remain. Space for additional fridge.

Utility room 12'3 x 3'5 offers space for multiple appliances. Range of wall and base mounted units. Roll edged work surfaces. Tiling to splash backs.

Playroom/potential fifth bedroom 15'6 x 7'8 also overlooks the front aspect. Bow double glazed window. Multiple storage cupboards. Breakfast bar seating area with bar stools to remain. Blinds and curtains with stainless steel pole to remain.

Lounge 17'6 x 10'9 is open plan to dining room. Feature fireplace. Luxury Thermal Velvet curtains to remain.

Dining room 17'0 x 7'7 French double glazed doors to garden. Double glazed windows.

First floor landing is home to four well proportioned bedrooms, en-suite and spacious family bathroom. Loft hatch with ladder to remain. Potential loft conversion subject to planning permissions.

Bedroom one 20'1 max x 8'8. Double glazed window to rear. Fitted wardrobes with sliding door wardrobes and internal LED lighting. Plus over bed storage cupboards.

En-suite comprises larger than average shower, wash hand basin with storage under and close coupled WC. Heated towel rail. Tiling to walls.

Bedroom two 16'9 x 8'1 double glazed window to rear. Wardrobe and blackout blinds to remain.

Bedroom three 10'8 x 9'4 double glazed window to front. Fitted wardrobe.

Bedroom four 9'4 x 6'3 double glazed window to front.

Bathroom comprises, white panel bath fitted with shower. Vanity wash hand basin and close coupled WC. Heated towel rail. Access to airing cupboard. Obscure double glazed window. Tiling to walls.

Externally the property has a good size rear garden. Commencing with patio seating area, further Pergola seating area and shed, external power and lighting, water feature and outside water tap to remain. Remaining garden is lawned.

Driveway parking additional outside water tap. Electrical car charger.

Council Tax Band: D

Local Authority: Castle Point

Disclaimer: Council Tax is given as a guide only and should be checked and confirmed before exchange of contracts.

We endeavor to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. All verification of property details should be made by your legal representative for the purchase of the property to ensure that all information including but not limited to; Tenure, lease information, parking facilities, planning permission, and building regulations is accurate and correct.

The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only and are not precise.

Floorplans where included may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.



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Local Life

Benfleet is a town and former civil parish, now in the unparished area of Benfleet, in the Castle Point district of Essex. 30 miles east of London. It is adjacent to the village of North Benfleet. The Benfleet SS7 post town includes South Benfleet, Thundersley, New Thundersley and Hadleigh.
 Accessible to A13 and A130 road links

