



## Belhouse Avenue, Aveley

Guide Price £425,000



- A well presented and fantastic size four bedroom family home
- Constructed in 2018 by one of the UK's largest developers with approximately three years NHBC warranty remaining
- Excellent size living space throughout with accommodation spread over three floors
- Versatile ground floor bedroom which can also be used as a dining room or play room
- Modern kitchen/diner and ground floor wc
- Lovely size lounge
- Master bedroom with en-suite shower room and two further good size bedrooms
- Stunning family bathroom
- Wonderful rear garden with artificial grass and a summerhouse which can be used as a games room or office
- Driveway parking



**GUIDE PRICE £425,000 - £450,000.**

Nestled on the desirable Belhouse Avenue in Aveley, this well-presented semi-detached house offers an exceptional living experience for families. Constructed in 2018 by one of the UK's leading property developers, this home comes with approximately three years of NHBC warranty remaining, providing peace of mind for prospective buyers.

Spanning three floors, the property boasts an excellent layout that maximises space and comfort. The ground floor welcomes you with an inviting entrance hallway, leading to a versatile bedroom that can also serve as a dining room, perfect for entertaining guests. The spacious kitchen/diner is a delightful area for family meals, while a convenient ground floor WC adds to the practicality of the home.

On the first floor, you will find a generously sized lounge, ideal for relaxation, alongside the master bedroom, which features an en-suite shower room for added convenience. The second floor is home to two further well-proportioned bedrooms, complemented by a stunning family bathroom that caters to the needs of the household.

Externally, the property is enhanced by a wonderful rear garden, featuring low-maintenance artificial grass, making it an ideal space for children to play or for hosting summer gatherings. Additionally, a versatile summerhouse offers the perfect opportunity for a home office or games room, catering to various lifestyle needs. The property also benefits from driveway parking, ensuring convenience for residents and visitors alike.

**This four-bedroom family home is a rare find, combining modern living with ample space in a sought-after location. It is an ideal choice for those seeking a comfortable and stylish residence in Aveley.**

Impressive entrance hall commences with stairs leading to first floor accommodation. Storage cupboard. Porcelain style tiled flooring throughout the ground floor.

Access is given to ground floor cloakroom/WC.

Bedroom/Dining Room 9'10 x 8'10 overlooks the front aspect. Double glazed window.

Kitchen 13'1 x 9'8 gives access to rear garden via French double glazed doors. Double glazed window. Range of wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer. Hob, oven and extractor hood to remain. Space for other appliances.

First floor landing is home to main bedroom, en-suite shower room and family size lounge. Storage cupboard. Stairs to second floor accommodation.

Main bedroom 13'1 x 9'5 two double glazed windows to rear.

En-suite comprises shower, wash hand basin and WC. Tiling to walls,

Lounge 13'0 x 9'2 two double glazed windows to front. Colour washed wooden style flooring.

Second floor is home two further bedrooms and family bathroom.

Bedroom two 13'1 x 9'1 two double glazed windows to front.

Bedroom three 13'0 x 6'5 two double glazed windows to rear.

Family bathroom comprises, white panel bath fitted with shower and glass splash screen door. Vanity wash hand basin and WC. Part tiling to walls. Tiled flooring.

Externally the property has a manicured rear garden. Commencing with patio seating area. Side access gate. Summerhouse/games room/office to rear with power and light connected 14'0 x 7'9. Remaining garden has artificial lawn.

Driveway parking.

Council Tax Band: D

Local Authority: Thurrock

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.

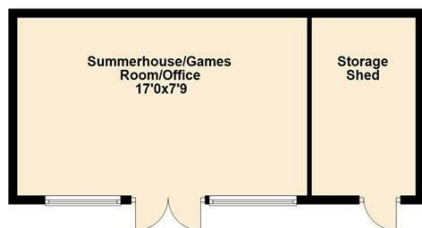


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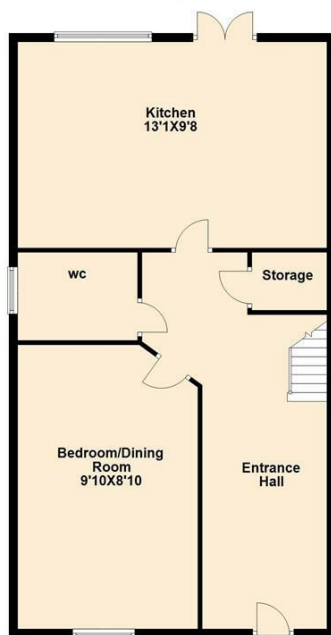


# Local Life

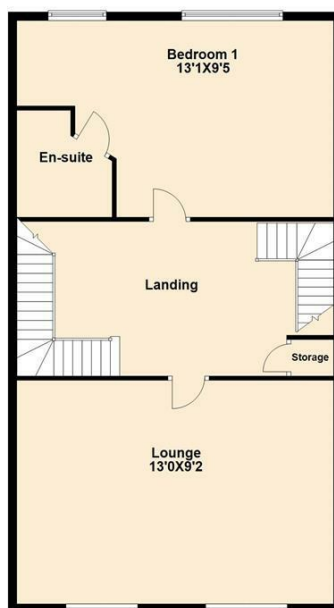
Aveley is a town and former civil parish in the unitary authority of Thurrock in Essex and forms one of the traditional Church of England parishes. Popular residential area, with easy access given to Lakeside Shopping Centre including an array of restaurants, cinemas and leisure centre. A13/M25 road links nearby. Close to Purfleet, Chafford Hundred and South Ockendon railway stations.



Ground Floor



First Floor



Second Floor

