



Elverston Side, Laindon, Basildon

Guide Price £425,000



- A beautifully presented and fantastic size three bedroom family home
- Constructed in 2015 and located in a small community of just four houses
- Excellent size living space throughout
- Beautiful kitchen/diner
- Lovely size lounge
- Ground floor wc, family bathroom and en-suite shower room
- Three good size bedrooms
- Driveway parking
- Nice size rear garden
- Glorious views to the rear over fields



GUIDE PRICE: £425,000 - £475,000

Nestled in the charming area of Elverston Side in a small community of just four houses, this semi-detached house, constructed in 2015 offers a splendid opportunity for families seeking a modern and spacious home. With three well-proportioned bedrooms and three bathrooms, this property is designed to accommodate the needs of contemporary living.

Upon entering, you are greeted by an inviting entrance hallway that sets the tone for the rest of the home. The ground floor features a convenient WC, ensuring practicality for family life. The stunning kitchen/diner is a highlight, providing an ideal space for both cooking and entertaining, while the lovely lounge offers a comfortable area to relax and unwind.

The three bedrooms are generously sized, with the master bedroom benefiting from a modern en-suite shower room, adding a touch of luxury to your daily routine. The family bathroom is equally modern, catering to the needs of the household with style and functionality.

One of the standout features of this property is the glorious view over fields to the rear, creating a serene backdrop for your daily life. The nice-sized rear garden is perfect for outdoor activities, gardening, or simply enjoying the fresh air. Additionally, the property includes driveway parking, providing convenience for you and your guests.

This beautifully presented family home combines modern living with a peaceful setting, making it an excellent choice for those looking to settle in a welcoming community. Don't miss the chance to make this delightful property your own.

Impressive entrance hall commences with stairs leading to first floor accommodation.
Access is given to ground floor cloakroom/WC. Engineered wooden flooring.

Beautifully presented kitchen/diner 16'7 x 7'11 (5.05m x 2.41m) overlooks the front aspect. Double glazed window. Range of wall and base mounted units with matching storage drawers. Complimentary work surfaces with upstands housing sink drainer. Smeg Induction hob, oven and extractor hood to remain. Space for other appliances. Tiled flooring. Smooth ceiling with ample spotlighting.
Lovely size lounge 14'7 x 14'7 (4.44m x 4.44m) French double glazed doors to rear. Double glazed windows. Smooth to coved ceiling. Built in blinds to remain. Continuation of wooden flooring.

First floor landing is home to three bedrooms, en-suite shower room and family bathroom. Storage cupboard with light. Access to part boarded loft.

Bedroom one 13'1 x 9'7 (3.98 x 2.93) double glazed window to front.
En-suite comprises shower, vanity wash hand basin and WC. Obscure double glazed window. LED vanity mirror to remain.
Bedroom two 12'10 x 8'7 double glazed window to rear.
Bedroom three 12'10 x 9'0 double glazed window to rear.

Family bathroom comprises white panel bath fitted with shower/mixer tap. Wash hand basin and WC. Part tiling to walls. LED vanity mirror to remain.

Externally the property has a good size rear garden. Commencing with large patio seating area. Side access gate, plenty of power points and security lighting. Remaining garden is lawned.

The property also has driveway parking plus visitors parking available.

Further Details:
Visonic Alarm System
"Ideal" Combination boiler
Council Tax Band: D
Local Authority: Basildon

We endeavour 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.

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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.

AML Checks - All buyers interested in purchasing a property through us are required to complete an Anti-Money Laundering (AML) check. A non-refundable fee of £60.00 plus VAT per buyer in the transaction will apply. This fee must be paid before proceeding with the purchase.



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THE SMALL PRINT:

We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact —get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

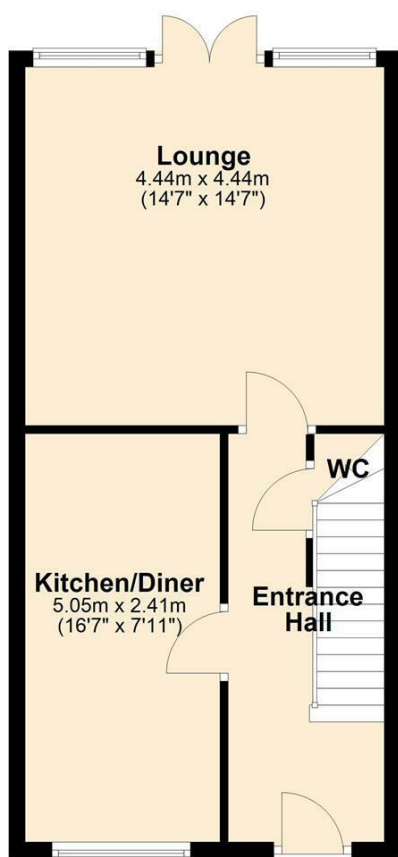
Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

AML Checks - Law says we must run one. £60 + VAT per buyer. Tiny toll, big compliance.

Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.



Ground Floor



First Floor





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