



Brown & Brand

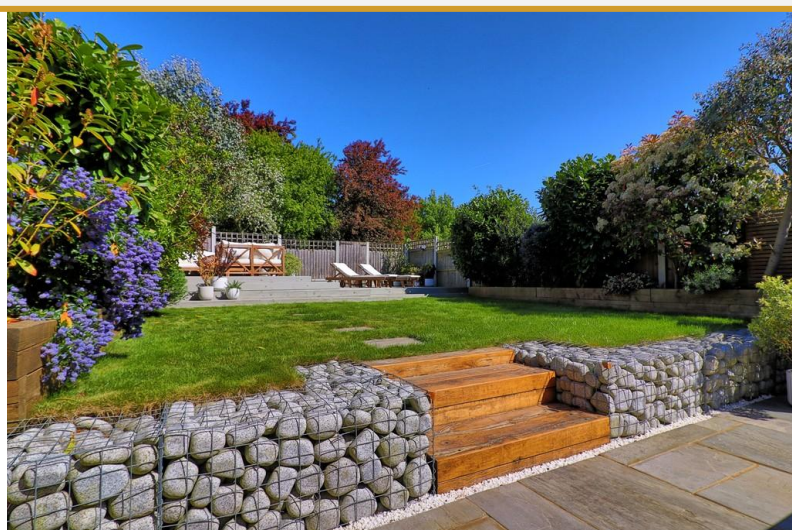
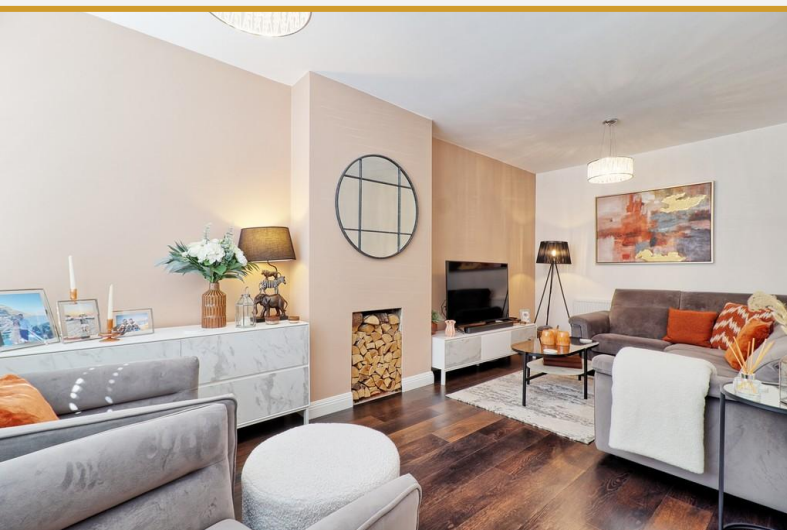


Norwood Drive
Benfleet, SS7 1LL

- Three Bedroom extended semi detached family home
- Stunning kitchen/diner/family room
- Utility room and ground floor shower room
- Close to Benfleet Station

Guide Price

£500,000- £520,000





GUIDE PRICE FROM £500,000 TO £520,000

ONLY PROCEEDABLE BUYERS TO VIEW

Situated in a highly sought-after turning, this beautifully presented three-bedroom family home has been thoughtfully improved and tastefully altered by the current owners, offering modern living with character and style throughout. Upon arrival, you're greeted by an elegant oak entrance porch, setting the tone for the quality found within. The spacious lounge to the front provides a welcoming retreat, while a practical utility room and a sleek three-piece shower room add everyday convenience. To the rear, the heart of the home is a stunning open-plan kitchen/diner/family room, perfect for both entertaining and family life. Featuring a central island, integrated appliances, bi-folding doors, and a skylight window, the space is flooded with natural light and seamlessly connects to the outdoor living area. Upstairs, you'll find three well-proportioned bedrooms, all beautifully presented, along with a luxurious bathroom suite finished to a high standard. The landscaped rear garden is a true highlight, thoughtfully designed with a Gabion wall feature, a large, decked area with built-in lighting ideal for relaxing or hosting guests. This exceptional home combines stylish living spaces with practical touches.



ACCOMMODATION

Approached via oak framed porch with oak door, giving access to:

ENTRANCE PORCHE

Tiled flooring, double glazed windows to side, oak frame ceiling further wooden door with obscure panelling giving access to:

ENTRANCE HALLWAY

Stairs to the first floor with under stair storage housing electric metre. Tiled flooring. Design radiator. Spotlight door to:



LOUNGE

19' 3" x 9' 9" (5.87m x 2.97m) Double glazed window to front. Radiator to two walls. Smooth plastered ceiling. Wooden flooring.

SHOWER ROOM

Modern three-piece suite comprising vanity sink unit with mixer tap shower cubicle. WC. tiled walls, tiled flooring, heated towel rail, obscure double-glazed window to side.

UTILITY ROOM

Double glazed obscure window to side, integrated washing machine, integrated tumble dryer. Multiple storage cupboards, further cupboard housing boiler. Smooth plastered ceiling



KITCHEN / DINER / FAMILY ROOM

17' 7" x 15' 1" (5.36m x 4.6m) A stunning room, perfect for entertaining with skylight window and double glazed bifold doors giving access to garden. Tiled flooring design radiator to two walls. Wall feature, smooth plastered ceiling with inset spotlight. Air-conditioning.

KITCHEN AREA

Beautifully fitted kitchen with multiple cupboards to both eye and base level with Minerva work surfaces over incorporating sink unit with mixer, tap, 4 ring induction hob with built in extractor fan. Mirrored splash backs. Fitted electric oven and grill. Built in microwave with warming draw below. Air-conditioning unit. Breakfast island with drawers and cupboards below. Smooth plastered ceiling with inset spotlights. Sky light window





FIRST FLOOR ACCOMODATION

LANDING

Double glazed window to front smooth plastered ceiling with inset spotlight, wooden and glass banister. Loft access. Door to:

BEDROOM ONE

11' 4 (Plus Wardrobes)" x 9' 10" (3.45m x 3m)

Double glazed window to rear, radiator, fitted carpet, air-conditioning unit fitted and wardrobes with built in dressing area.



BEDROOM TWO

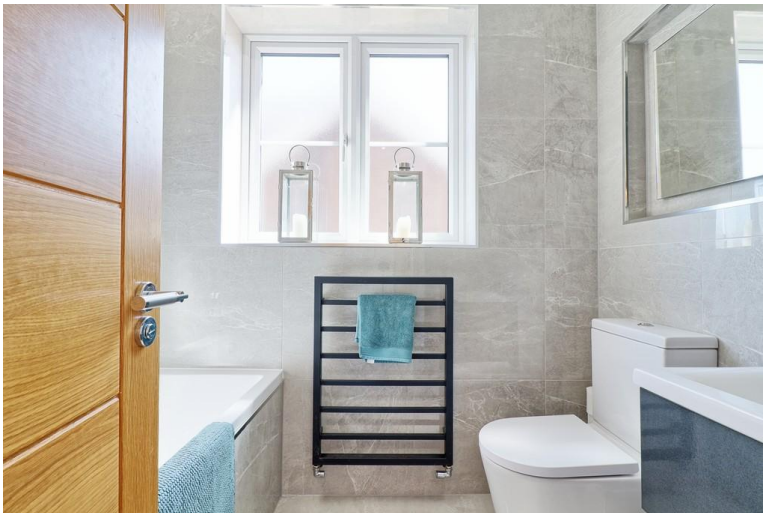
10' 1" x 10' 2" (3.07m x 3.1m) Double glazed window to front, fitted carpet, smooth closet ceiling and radiator. Panelling walls.

BEDROOM THREE

9' 2" x 8' 6" (2.79m x 2.59m) Double glazed window to rear radiator fitted carpet, smooth plastered ceiling and panelling to wall.

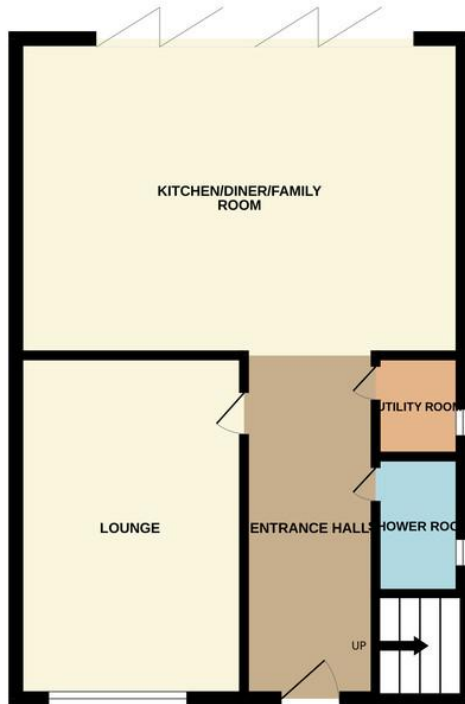
REAR GARDEN

Beautifully landscaped rear garden with large patio area. Gabion wall feature. Oak sleeper steps leading to lawn area with raised sleeper beds to side. Large raised decked area to rear with inset lighting. Privacy fencing outside and tap gated side access.

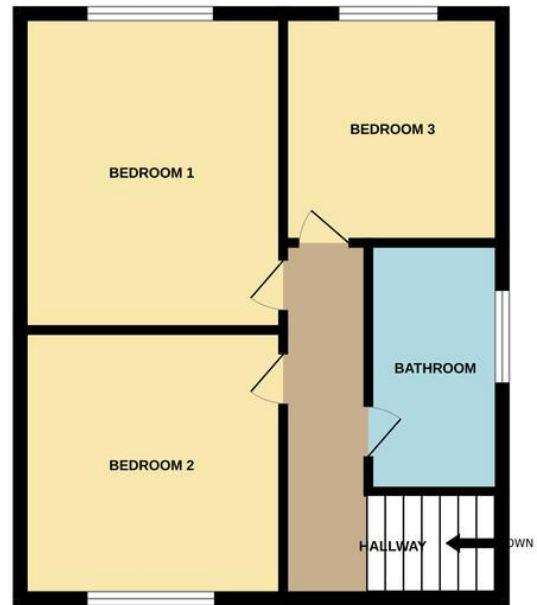




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy performance certificate (EPC)

32, Norwood Drive BENFLEET SS17 1LL	Energy rating D	Valid until 10 February 2029
		Certificate number 8761-7722-6390-6251-0906

Property type
Semi-detached house

Total floor area
84 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

See [how to improve this property's energy efficiency](#).



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

