



# 47 Castle Road Benfleet Essex SS7 2AU

Home Estate Agents are privileged with instructions to sell this spectacular, new four bedroom detached contemporary house with fabulous accommodation arranged over three floors. The whole of the rear elevation capitalises on stunning south facing views, encompassing 'Hadleigh Castle' open countryside and a wonderful vista over the Thames Estuary beyond.

The property has been built to an extremely high specification, meticulously finished and incorporating cutting edge technology, creating a highly energy efficient environment with an incredible A98 EPC rating. A comprehensive Audio Visual package incorporates Cat 6 cabling and a host of apps controlling many electrical features.

The accommodation includes: an imposing reception hall with access to a ground floor cloakroom, a well-proportioned lounge and an incredible open plan living/dining/kitchen fitted with high quality units incorporating an extensive range of 'Neff' appliances. A feature 'Quartz' island is the focal point of the kitchen and a wonderful lantern ceiling together with sliding doors create a considerable amount of light. This opens on to the porcelain patio and lawned gardens which are directly adjacent to open countryside with incredible estuary views. A most useful utility room which forms the hub of the property incorporating service cupboards housing a Grow Watt solar energy system, 'I Boost' hot water control, audio visual controls, alarm system and RCBO consumer unit. A valiant Eco Tec IQ Green boiler system with 250 Litre pressurised water tank, split zone heating to three floors with under floor heating throughout the ground floor.





A spacious first floor landing provides access to three bedrooms, with the largest bedroom located to the rear, again enjoying panoramic views and including an en-suite shower room. A luxury family bathroom incorporates a large walk-in shower. The master bedroom, which also has an en-suite, is located on the top floor and has a vaulted ceiling with a super Juliet glass balcony with panoramic stunning views of the landscape and Estuary.

The exceptional quality of fixtures and fittings are evident throughout and include, stylish doors and furnishings, luxury sanitary ware, polished porcelain tiled floors to bathrooms and en-suites, non-touch sensor WC's and quartz worktops in the kitchen.

Approached from a granite block driveway providing generous off-road parking to the front and enjoying a large south facing rear garden attractively landscaped with patio, lawns and a infra-red perimeter sensor.



Hadleigh is a sought-after location within the Castle Point borough of Essex and has an extensive range of amenities with a bustling high street and an array of shops, cafes and restaurants. There are an excellent selection of schools and easy access to both Benfleet and Leigh stations serving London Fenchurch Street are ideal for the city commuter. Hadleigh is renowned for its country park which includes the historical 13th Century castle.



plumbing for washing machine, tumble dryer, matching eye level wall mounted units, full height integrated freezer, cupboards housing hot water tank and wall mounted boiler, solar energy control unit.

#### First Floor Landing 15' (max) x 12'1

A fabulous landing area with feature window and staircase to the top floor, double glazed obscure window to side aspect, carpeted, stairs leading to the second floor landing, radiator.

#### Bedroom Two 22'9 x 11'

A super bedroom with two sets of sliding doors to rear aspect providing stunning views over the Salvation Army Farmland and the Estuary, carpeted, radiator, AV point, door to:

#### En-Suite Shower Room 7'8 x 4'

Double glazed obscure window to side aspect, three piece suite comprising; fully tiled shower cubicle, low level WC, wash hand basin with mixer tap and vanity drawers beneath, fitted mirror with charging port, tiling to walls, tiled flooring, heated towel rail.

#### Bedroom Three 15'7 (into bay) x 12'11

Double glazed window to front aspect, carpeted, two radiators, AV point.

#### Bedroom Four 9'6 x 9'4

Double glazed window to front aspect, carpeted, radiator, AV point.

#### Bathroom 12'5 x 9'2 (reducing to 5'10)

Double glazed obscure window to side aspect, five piece suite comprising; bath with mixer tap and shower attachment, twin wash hand basins with vanity drawers, non-touch sensor WC, walk-in shower cubicle with fitted shower, fitted mirror with colour changing sensor, tiling to walls, heated towel rail.

#### Accommodation Comprises

##### Reception Hall 22'11 x 12'2 (reducing to 9'4)

Approached from an imposing contemporary entrance door. Feature staircase rising to first & second floor. Double glazed obscure side panel and additional window to front aspect, under floor heating, glazed double doors to kitchen immediately providing a wonderful view through the kitchen and the estuary beyond.

##### Guest Cloakroom 4'9 x 4'1

Double glazed obscure window to side aspect, two piece suite comprising; non-touch sensor WC, wall mounted wash hand basin, under floor heating.

##### Lounge 15'7 (into bay) x 12'11

A well proportioned lounge with a double glazed bay window to front aspect, carpeted with under floor heating, AV point, HDMI ducting.

##### Open Plan Kitchen & Family Room 24'3 x 22'9

An incredible room with feature roof lantern and sliding doors leading to the south facing rear garden. The kitchen area has been carefully designed and is fitted with an extensive range of high quality units with soft closing doors, 'Blanco' composite inset sink coupled with a 'Quooker' instant boiling water tap, 'Quartz' work surfaces with cupboards and drawers beneath. An array of integrated 'Neff' appliances include a hide & slide oven, microwave steam-grill oven, additional plate warmer, integrated full height fridge, touch integrated dishwasher, wine fridge, double bin storage cupboard, pan drawers, built-in pantry with concealed lighting, eye level wall mounted units, central island with matching 'Quartz' work surfaces with built-in induction hob & integrated down draft, under floor heating, extensive ceiling lighting, AV point.

##### Utility Room 10'8 x 6'8 (plus depth of storage)

Double glazed window to side aspect with adjacent door to side, sensor activated main ceiling light, composite sink with mixer tap and work surface with cupboards beneath, appliance space and

### Second Floor Landing 9'6 x 4'4

Carpeted, door to:

### Master Bedroom 31' x 20'11 (reducing to 13'4)

A fabulous top floor master suite with double glazed French doors to rear with a Juliette balcony affording spectacular views over the Salvation Army Farmland towards the Thames Estuary, carpeted, two velux window to front aspect, two radiators, AV point, door to:

### En-Suite Shower Room 11'7 x 5'11

Velux window to front aspect, three piece suite comprising; walk-in shower cubicle, non-touch sensor WC, wash hand basin with vanity drawers beneath, fitted sensor touch mirror with built-in blue tooth audio, tiling to walls, heated towel rail.

### Externally

#### Rear Garen

The property benefits from a large south backing rear garden, predominantly laid to lawn and lying directly adjacent to Salvation Army farmland, encompassing incredible views over the Estuary. There is a substantial porcelain patio area directly adjacent to the house, ideal for entertaining enclosed by screen panelled fencing with an infra red security sensor, access to two sides leading to the front gates.

#### Front Garden

An attractive illuminated frontage with a granite blocked paved driveway providing generous off road parking, electric car charger, contemporary fencing.

#### Agents Note

The property is protected by a 10 year Build Zone warranty and has an array of app friendly features which include:

- Security lighting to the rear of the house
- Security lighting to the side of the house
- Boiler and heating system
- Car charger

Optional App upgrade available:

- Alarm system
- Solar panels
- Solar I boost

AV Package:

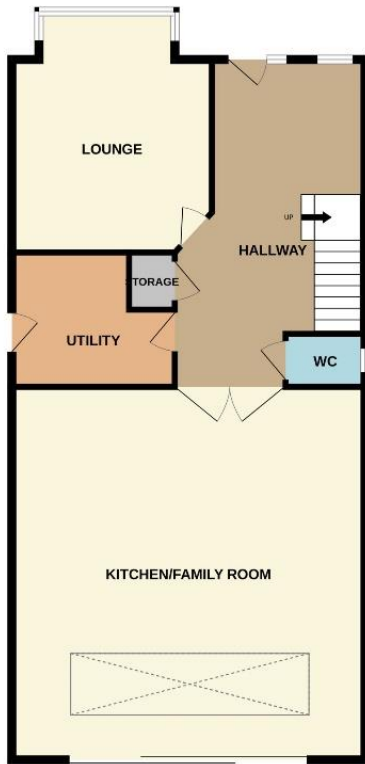
- Cat 6
- Terrestrial Ariel installed
- Sky dish installed
- Infra-red sensors located in the rear garden







GROUND FLOOR  
1057 sq.ft. approx.



1ST FLOOR  
761 sq.ft. approx.



2ND FLOOR  
577 sq.ft. approx.



TOTAL FLOOR AREA : 2395 sq.ft. approx.  
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## Price £999,950 Freehold

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