



31 Thistle Close, Laindon – SS15 5GX

£650,000 Freehold

This exceptional 4-bedroom detached house offers a rare combination of charm and practicality. Situated on a corner plot flanked by a lush wrap-around garden and backing onto the scenic Nature Reserve, the house has been tastefully extended at the rear to create a spacious open-plan family hub, seamlessly integrating kitchen, dining, and family areas. four well-appointed bedrooms including an en-suite in the main bedroom, family bathroom and ground floor cloakroom. Stepping outside, the garden provides a picturesque backdrop, with the added luxury of a purpose-built cabin used as a games room, but suitable for both gym or home office according to your preference. The block-paved driveway, with space for up to 5 cars.

Council Tax band: F ~ EPC Energy Efficiency Rating: C



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Entrance Hall

Lounge:15' 10" x 15' 2" (4.83m x 4.62m)

A square lounge with attractive bay window to the front aspect and double doors open up to reveal the dining area of the mostly open plan living to the rear.

Dining Area: 11' 4" x 9' 2" (3.45m x 2.80m)

Open to the kitchen, yet located to one side with French doors revealing a secluded patio.

Kitchen: 10' 8" x 12' 5" (3.24m x 3.79m)

A stylish kitchen fitted with white, handleless, high gloss units with contrasting granite work surfaces.

Family Room: 13' 1" x 11' 0" (4.00m x 3.35m)

Cloakroom

Landing

Main Bedroom: 12' 5" x 11' 5" (3.78m x 3.47m)

En-suite

Bedroom: 12' 4" x 11' 1" (3.77m x 3.38m)

Bedroom: 8' 1" x 8' 10" (2.47m x 2.70m)

Bedroom: 8' 1" x 7' 9" (2.47m x 2.37m)

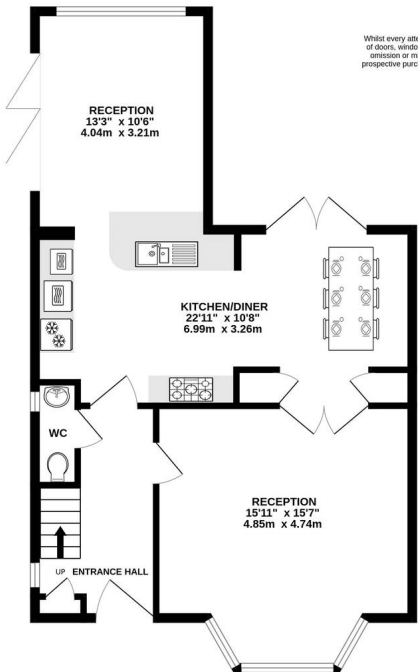
Bathroom

Outbuilding/Games room: 15' 4" x 11' 5" (4.68m x 3.47m)

A great purpose built cabin internally clad with power and lighting is currently used as a games room with versatility for use a gym or even office space if required.



GROUND FLOOR
722 sq.ft. (67.1 sq.m.) approx.



TOTAL FLOOR AREA : 1273 sq.ft. (118.3 sq.m.) approx.
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 purchasers. 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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1ST FLOOR
551 sq.ft. (51.2 sq.m.) approx.

