



18 Sweet Briar Drive, Steeple View, Laindon, SS15 4HA Offers In Excess Of £550,000

- TWO OFFICES
- QUIET CUL DE SAC POSITION
- ENSUITE TO MASTER BEDROOM
- LARGE KITCHEN, PLUS UTILITY ROOM
- PARKING FOR MULTIPLE VEHICLES
- POPULAR STEEPLE VIEW LOCATION
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- GARAGE CONVERTED - IDEAL FOR WORKING FROM HOME
- VIEWING HIGHLY RECOMMENDED

NO ONWARD CHAIN. Tucked in the corner of a pleasant cul de sac in the popular Steeple View area, this attractive detached family home, benefits from an unoverlooked rear garden, being ideal for those who value their privacy.

Once inside the entrance porch, a door leads onto the open plan living area with stairs rising to the first floor, with window to front aspect. The open plan living room has the benefit of a bay window, fire surround with fitted gas "living flame" fire, door to lobby with storage cupboard and access to the ground floor cloakroom. Sliding double glazed doors lead to the conservatory. The dining room has a window to front aspect, with laminate flooring, double doors lead onto the fitted kitchen with window to rear aspect, overlooking the garden. There is a range of fitted eye level units and base level units with work surface over incorporating single bowl sink unit with mixer tap, Neff oven with 4 ring gas hob and extractor fan to side, cupboard housing combination gas boiler, vertical radiator, tiled splash backs, door to utility room with shelved storage, work surface with space under for washing machine and tumble dryer. A Brick/UPVC conservatory runs across the back of the property with polycarbonate roof, laminate flooring and radiator. On the first floor the landing has loft access and a large airing cupboard, doors to four bedrooms with the master having fitted wardrobes and re-fitted ensuite comprising vanity wash hand basin, low level W.C., shower cubicle with rain forest shower head, tiled walls, smooth ceiling with downlighters. The refitted family bathroom consists of freestanding bath with mixer tap, vanity wash hand basin, low level W.C., shower cubicle with rain forest shower head, smooth ceiling with downlighters, extractor fan, tiled floor. Externally the property is tucked in the corner of the cul de sac and is approached via a large blocked paved driveway providing parking for multiple vehicles. To the right of the house the garage has been converted, currently consisting of 2 office areas or treatment rooms, one with cloakroom and the larger with double doors onto the rear garden. Ideal for those currently working from home or running their own business. The un-overlooked rear garden has a large raised decking area ideal for entertaining or soaking up the sunshine. Mature conifers to the rear provide a feeling of privacy. Side access to front garden



Council Tax Band: F



OPEN PLAN LIVING ROOM
27'5" max x 17'2" reducing to 8'8"

DINING ROOM
15'4" x 8'1"

FITTED KITCHEN
11'11" x 11'3"

UTILITY ROOM
6'11" max x 5'

CONSERVATORY
16'11" x 7'7"

CLOAKROOM AND LOBBY AREA

BEDROOM ONE
12'8" x 10'11"

ENSUITE
5'11" x 5'2"

BEDROOM TWO
9'10" x 8'5"

BEDROOM THREE
14'7" max x 8'2" max

BEDROOM FOUR
9'7" x 6'8"

BATHROOM
9'10" x 6'2"

TWO OFFICES/TREATMENT ROOM WITH W.C

RECEPTION / STUDY
8'5" x 6'5"

UNOVERLOOKED REAR GARDEN

PARKING FOR MULTIPLE VEHICLES





Viewings

Viewings by arrangement only. Call 01277 626 541 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Ground Floor

Approx. 92.6 sq. metres (996.5 sq. feet)



First Floor

Approx. 56.5 sq. metres (608.5 sq. feet)



Total area: approx. 149.1 sq. metres (1605.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurement of doors, windows and any other item are approximate and no responsibility is taken for any error, omission or mistatement. This plan is for illustrative purposes and only should be used as such.
Plan produced using PlanUp.