



**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Shipwrights Drive, Benfleet



Morgan Brookes believe- This stunning fully refurbished detached family home is situated in South Benfleet, boasting immaculate and spacious accommodation throughout.

Our Sellers Love- The beautifully landscaped rear garden, great for entertaining with family and friends on a summer's day.

Key Features

- Detached Family Home.
- Beautifully Re-fitted Kitchen.
- Spacious Living Room/Dining Room.
- Three Great-Sized Bedrooms.
- Waking Distance To King John School.
- Modern Shower Room.
- Off Road Parking & Garage.

£550,000



Shipwrights Drive, Benfleet

Entrance

Double glazed sliding doors leading to:

Entrance Porch

Obscure double glazed panelled door with obscure double glazed panel to side, leading to:

Entrance Hall

Stairs leading to first floor accommodation, under stairs storage cupboard housing boiler, feature radiator, smooth ceiling, karndean flooring, opens to:

Living Room

14' 7" x 11' 8" (4.44m x 3.55m)

Double glazed window to front aspect, media wall, two radiators, smooth ceiling, karndean flooring.

Kitchen/Diner

16' 4" x 11' 0" (4.97m x 3.35m)

Double glazed window to rear aspect, double glazed sliding doors leading to garden, fitted with a range of base and wall mounted units, breakfast bar with wine cooler, double oven, integrated dish washer, roll top work surfaces, four point electric hob and extractor over, sink and drainer, radiator, smooth ceiling with downlights, karndean flooring, opens to:

Utility Room

10' 4" x 4' 4" (3.15m x 1.32m)

Obscure double glazed panelled door leading to garden, space and plumbing for appliances, smooth ceiling.

Ground Floor

Obscure double glazed window to side aspect, vanity wash basin, low level w.c, radiator, smooth ceiling, complimentary tiles.

First Floor Landing

Double glazed window to side aspect, cupboard housing hot water tank, smooth ceiling with loft access, doors leading to:

Bedroom One

16' 4" x 11' 8" (4.97m x 3.55m)

Double glazed window to rear aspect, two radiators, smooth ceiling, fitted carpet,



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MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received.

We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents.

A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Bedroom Two

12' 4" x 8' 6" (3.76m x 2.59m)

Double glazed window to front, radiator, smooth ceiling, fitted carpet.

Bedroom Three

12' 4" x 7' 6" (3.76m x 2.28m)

Double glazed window to front, radiator, smooth ceiling, fitted carpet,

Bathroom

Obscure double glazed window to side aspect, walk in shower area with digital control, ceiling shower head, hand shower, panelled bath, vanity wash basin, low level W/C, radiator, extractor fan, tiled floors and walls.

Rear Garden

Measuring approx. 70ft, paved entertaining area from property, remainder is mainly laid to lawn with path to rear, further paved seating area, trees, shrubs and flowerbeds, access to garage:

Garage

16' 4" x 8' 3" (4.97m x 2.51m)

Panelled door from garden, power and light connected, remote control electric up and over door.

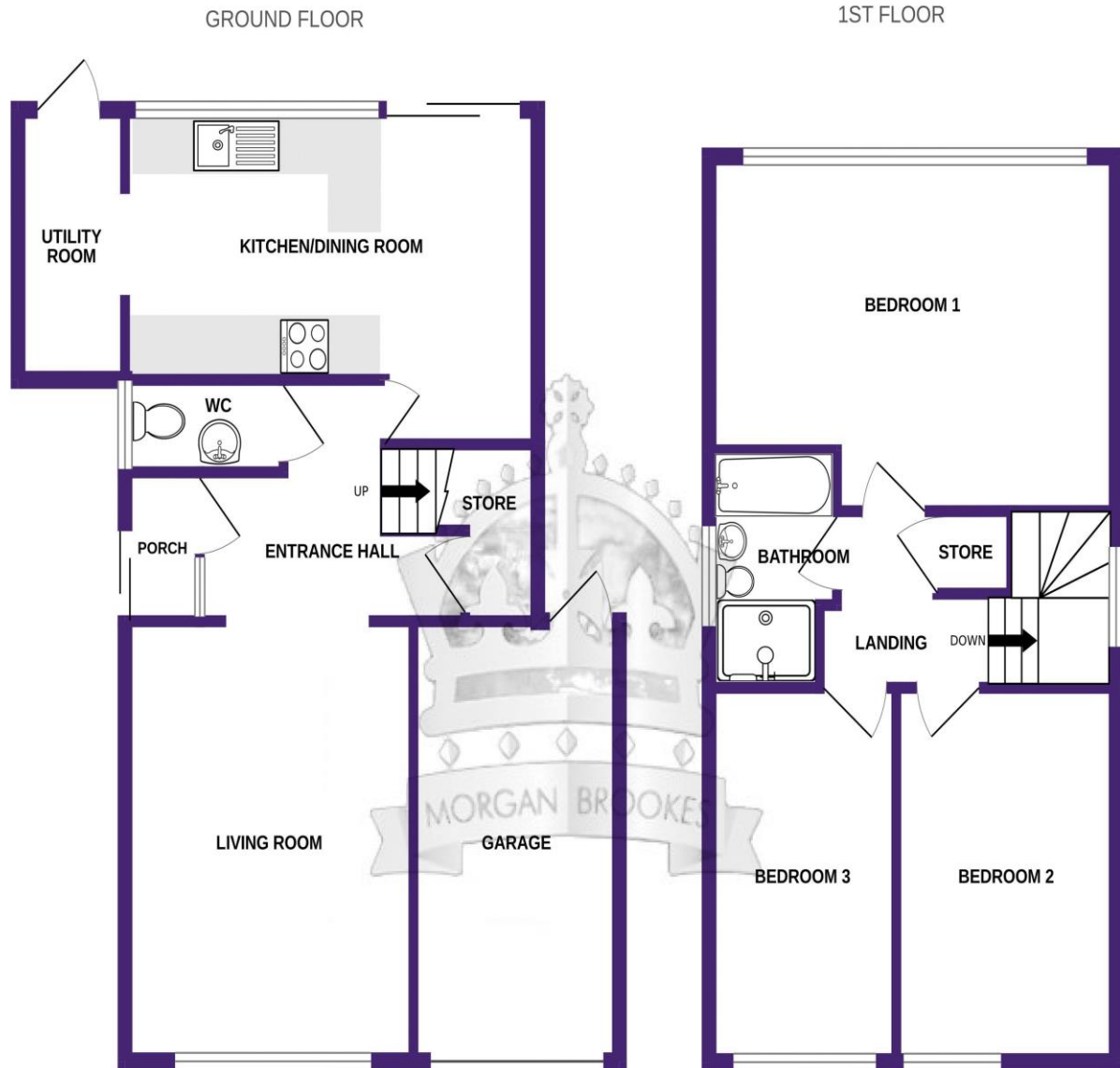
Front Of Property

Driveway providing off road parking.



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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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