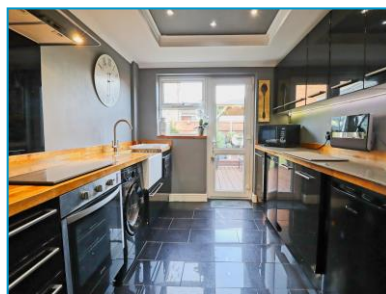




**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Ilmington Drive, Basildon



Morgan Brookes believe - This modern and beautifully designed detached home offers the perfect blend of contemporary living and practicality, making it an ideal choice for families. Situated in a sought-after quiet cul-de-sac location the property is within easy reach of Basildon Town Centre, the A127 & A13. The property also offers ample off street parking, garage and landscaped rear garden.

Our Sellers love - The spacious accommodation with excellent insulation making the property warm and cosy during the winter months, the peaceful location with the added bonus of having lovely neighbors. The proximity to the Nature Reserve and Northlands Park makes it even better.

Key Features

- Guide Price - £425,000 - £450,000
- Three Bedroom Detached Family Home.
- Beautifully Presented.
- Modern Fitted Kitchen.
- Conservatory.
- Within Easy Reach Of A13 & A127.
- Quiet Cul-de-sac Location.
- Off Street Parking & Garage.
- Call Morgan Brookes Today!

**Guide Price £425,000 -
£450,000**

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morganbrookes.co.uk

Ilmington Drive, Basildon

Entrance

Double glazed panelled door to:

Hallway

16' 1" x 7' 2" nt 5'9" (4.90m x 2.18m nt 1.75m)

Double glazed windows to front & side aspects, built in storage cupboard housing combi boiler, stairs to first floor accommodation, under stairs storage space, radiator, wood flooring, doors to:

Ground Floor WC

Obscure double glazed window to front aspect, vanity hand basin, low level WC, electrics cupboard, coving to ceiling incorporating down lights, wood effect flooring.

Kitchen

10' 0" x 9' 0" (3.05m x 2.74m)

Double glazed window to rear aspect, fitted with a range of base and wall mounted units, roll top work surfaces incorporating four point hob with extractor over, Butler sink, space and plumbing for appliances, feature ceiling with down lights, tiled flooring, double glazed panelled door to rear garden.

Living Room

20' 2" x 10' 6" (6.14m x 3.20m)

Double glazed window to front aspect, double glazed sliding doors to conservatory, radiator, coving to ceiling, wood flooring.

Conservatory

12' 2" x 11' 3" (3.71m x 3.43m)

Double glazed windows to rear and side aspects, wood effect flooring, double glazed French doors to rear garden.

First Floor Landing

12' 11" nt 2'10" x 6' 0" nt 2'6" (3.93m nt 0.86m x 1.83m nt 0.76m)

Obscure colored glass double glazed window to side aspect, built in storage area, carpet flooring, doors to:

Master Bedroom

12' 3" x 10' 1" (3.73m x 3.07m)

Double glazed window to rear aspect, radiator, coving to ceiling, wood effect flooring.

Bedroom 2

9' 9" x 10' 9" (2.97m x 3.27m)

Double glazed window to front aspect, radiator, coving to ceiling incorporating down lights, wood effect flooring.

Bedroom 3

10' 1" x 7' 6" (3.07m x 2.28m)

Double glazed window to rear aspect, radiator, smooth ceiling, wood effect flooring.

Bathroom

5' 9" x 6' 5" (1.75m x 1.95m)

Obscure double glazed window to front aspect, panelled bath with raised shower system and rainfall shower head and shower screen, complimentary tiles, Butler style sink, low level WC, heated towel rail, tiled flooring, coving to ceiling incorporating down lights.

Rear Garden

Decked seating areas from property and to side aspect, large pergola with lighting, outside power, paving and decorative stones to boundaries, door to timber storage area and garage.

Garden Store

9' 10" x 4' 1" (2.99m x 1.24m)

Door to rear aspect, power and light connected, racking.

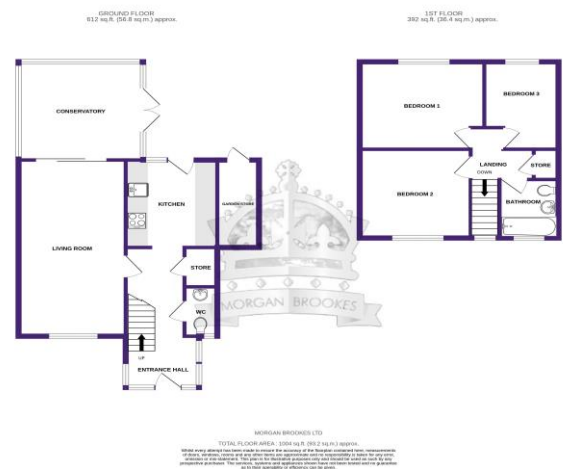
Garage

19' 10" x 8' 7" (6.04m x 2.61m)

Up and over door, obscure double glazed panelled door to:

Front Of Property

Off street parking for 2 cars.



01268 755626

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Guide Price £425,000
- £450,000

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.

We can refer sellers and buyers to our recommended panel of conveyancers. It is your decision whether you choose to deal with our recommended conveyancers. Should you decide to use our recommended conveyancers you should know that we receive a referral fee between £100.00 & £300.00 from them for recommending you to them.