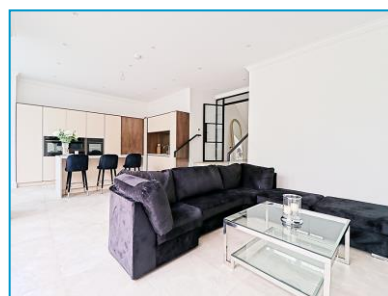
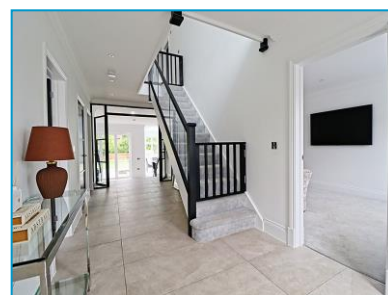




**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Thundersley Park Road, Benfleet



Morgan Brookes believe - This incredible newly built family residence has been designed and built to the highest of standards. Offering ample living space, a fantastic layout and an abundance of light, this is a home not to be missed. Positioned close to Benfleet main line train station, shops, amenities, schools and open spaces, what more could you ask for.

Our Sellers love - The airy, spacious hallway - it sets the tone as soon as you walk in. The brightness throughout the entire home adds to the welcoming feel. But without a doubt, the heart of the home is the kitchen-dining area - it's definitely their favorite space.

Key Features

- Approximately 2700 sq ft Of Luxury Living Space.
- Built To Extremely High Specifications in 2024.
- Underfloor Heating & Solar Panels.
- Incredible 30' x 29' Family Room.
- Separate Living Room & Play Room..
- Utility Room & Ground Floor Cloakroom..
- Vaulted Hall With Full Height Apex Window.
- 100ft South Facing Rear Garden.

**Offers in Excess of
£1,000,000**

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morganbrookes.co.uk

Thundersley Park Road, Benfleet

Entrance

Composite front door with double glazed windows to both sides, leading to:

Reception Hall

21' 9" x 8' 3" (6.62m x 2.51m)

Vaulted reception hall, glass & black oak staircase with carpeted stairs, tiled flooring with underfloor heating, smooth ceiling incorporating down lights, black aluminum industrial style double doors leading to rear family room, black oak doors leading to:



Living Room

16' 1" x 10' 3" (4.90m x 3.12m)

Double glazed window to front aspect, wall mounted TV integration, carpet flooring with underfloor heating, coving to smooth ceiling incorporating down lights.



Play Room

12' 9" x 9' 6" (3.88m x 2.89m)

Double glazed window to front aspect, carpet flooring with underfloor heating, coving to smooth ceiling incorporating down lights.

Utility Room

9' 6" x 8' 1" (2.89m x 2.46m)

Obscure double glazed window to side aspect, fitted with a range of wall and base units, roll top work surfaces incorporating stainless steel sink and drainer unit with drying rail above, space and plumbing for appliances, tiled flooring with underfloor heating, coving to smooth ceiling incorporating down lights.



Ground Floor Cloakroom

9' 10" x 3' 11" (2.99m x 1.19m)

Obscure double glazed window to side aspect, fitted hand basin, low level WC with stainless steel duel flush above, tiled flooring with underfloor heating, coving to smooth ceiling incorporating down lights, extractor fan.

Family Room

30' 1" nt 15'3" x 29' 3" nt 11'7" (9.16m nt 4.64m x 8.91m nt 3.53m)

Living Space - Double glazed bi folding doors to rear garden, tiled flooring with underfloor heating, coving to smooth ceiling incorporating down lights, opens to:

Kitchen Area - Fitted with a range of wall and base mounted units, granite work surfaces incorporating sink and drainer unit, two integrated ovens and combi microwave, integrated dishwasher, larder cupboard, mirrored splash backs, central island with granite work surface incorporating five point

**Offers in Excess of
£1,000,000**

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.

induction hob and raising extractor, tiled flooring with underfloor heating, coving to smooth ceiling incorporating down lights, opens to:

Dining Area - Double glazed window to rear aspect, double glazed bi folding doors to garden, double glazed ceiling lantern, tiled flooring with underfloor heating, coving to smooth ceiling incorporating down lights.

First Floor Landing

30' 1" x 14' 6" nt 8'3" (9.16m x 4.42m nt 2.51m)

Vaulted ceiling, full height Apex window to front aspect, glass and black oak staircase, built in storage cupboard, carpet flooring, radiator, smooth ceiling incorporating downlights, black oak doors to:

Bedroom 1

15' 5" x 12' 7" (4.70m x 3.83m)

Double glazed window to rear aspect, wall mounted TV integration, ceiling hung bedside lighting, radiator, carpet flooring, smooth ceiling incorporating down lights, black oak doors En-Suite and to:

Walk In Wardrobe

10' 6" x 4' 1" (3.20m x 1.24m)

Double glazed window to front aspect, fitted wardrobes to one wall, carpet flooring, smooth ceiling incorporating down lights.

En-suite

9' 0" x 8' 11" (2.74m x 2.72m)

Obscure double glazed window to rear aspect, brass trimmed double width shower cubicle, niche, brass rainforest head, brass hand held shower and brass wall controls, floating double sink unit with storage below, surface mounted bowls, brass wall controls, brass heated towel rail, floating WC with brass dual flush system, gold marble style tiling to walls and floor with underfloor heating, brass detail to all edges, smooth ceiling incorporating down lights, extractor fan.

Bedroom 2

12' 5" x 10' 3" (3.78m x 3.12m)

Double glazed window to front aspect, radiator, carpet flooring, smooth ceiling incorporating down lights, black oak door to:

En-Suite

10' 2" x 3' 9" (3.10m x 1.14m)

Obscure double glazed window to side aspect, double width shower cubicle, niche, stainless steel rainforest head, stainless steel hand held shower, fitted hand basin, floating WC with stainless steel dual flush system, stainless steel heated towel rail, marble style tiling to walls and floor with underfloor heating, smooth ceiling incorporating down lights, extractor fan.



Bedroom 3

12' 9" x 9' 6" (3.88m x 2.89m)

Double glazed window to front aspect, wall mounted TV set up, radiator, carpet flooring, smooth ceiling incorporating down lights, black oak door to:

En-Suite

9' 5" x 3' 9" (2.87m x 1.14m)

Obscure double glazed window to side aspect, double width shower cubicle, niche, stainless steel rainforest head, stainless steel hand held shower, fitted hand basin, floating WC with stainless steel duel flush system, stainless steel heated towel rail, marble style tiling to walls and floor with underfloor heating, smooth ceiling incorporating down lights, extractor fan.

Bedroom 4

11' 7" x 9' 7" (3.53m x 2.92m)

Double glazed window to rear aspect, radiator, carpet flooring, smooth ceiling incorporating down lights.

Bathroom

10' 3" x 9' 7" (3.12m x 2.92m)

Obscure double glazed window to side aspect, double width shower cubicle, niche, stainless steel rainforest head, stainless steel hand held shower, panelled bath with niche and stainless steel center controls, fitted hand basin, floating WC with stainless steel duel flush system, stainless steel heated towel rail, marble style tiling to walls and floor with underfloor heating, smooth ceiling incorporating down lights, extractor fan.

Rear Garden

Approximately 100ft unoverlooked South East facing, large paved entertaining area from house with multiple planting areas leading to artificial grassed area, planting to both sides, bushes and trees to boundaries, paved gated side access to one side, paved double gated storage space to other side leading to:

Internal Storage Room

9' 10" x 8' 4" (2.99m x 2.54m)

Electric roller door to side aspect, power and light connected.

Front Of Property

Block paved off street parking for approximately 5 vehicles, planting areas to both sides.



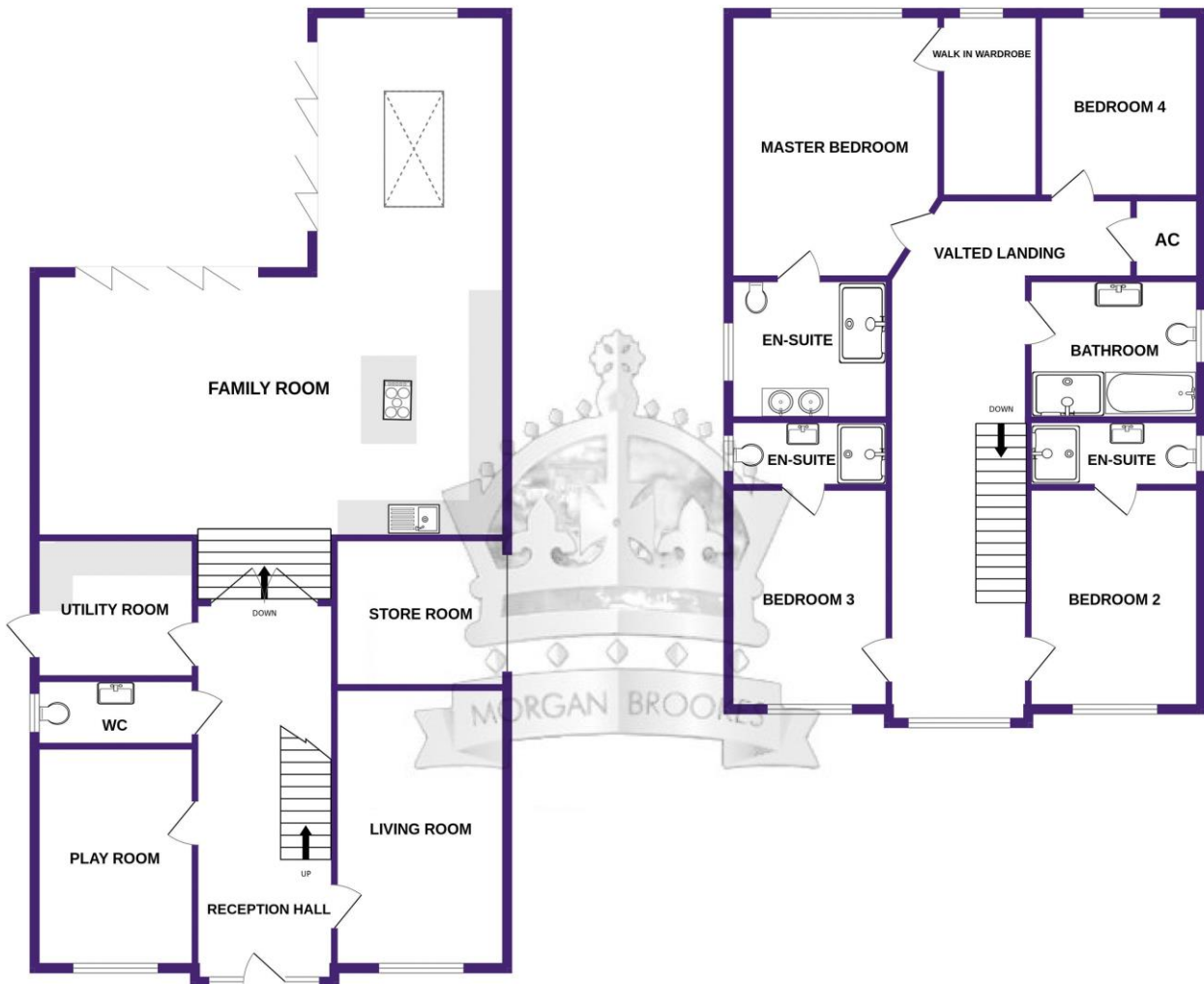
Local Authority Information

Castle Point Borough Council

Council Tax : G

GROUND FLOOR
1399 sq.ft. (130.0 sq.m.) approx.

1ST FLOOR
1237 sq.ft. (114.9 sq.m.) approx.



MORGAN BROOKES LTD

TOTAL FLOOR AREA : 2636sq.ft. (244.9 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 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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