



# COUNTRYSIDE ESTATES

205 HIGH ROAD • BENFLEET • ESSEX • SS7 5HY

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## 4 Cherrymeade, Thundersley, SS7 1UA

**£775,000 Freehold**

AN IMPRESSIVE GATED 5 BEDROOM DETACHED FAMILY HOME IN A SOUGHT AFTER LOCATION. Spacious accommodation including a large entrance hall, Kitchen/dining/family room, separate lounge, sitting room, study and utility room. To the first floor are 5 bedrooms with two having En-suites and four with fitted wardrobes. There is also a spacious family bathroom with a claw foot bath. Externally there is a secluded garden to the front and gardens to the side and rear. The front garden provides off street parking for numerous vehicles and access to a double garage.

The house is located in a sought after road with easy access of Sevic College, King John School and Hadleigh town centre are all within walking distance.

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### Accommodation

Glazed door leading to:-

### Entrance Porch

Project Flooring luxury vinyl tile flooring, full height window to side, skimmed finish ceiling and part glazed door to:-

### Spacious Entrance Hall 18' x 9'5 (5.49m x 2.87m )



L Shaped entrance hall, Project Flooring luxury vinyl tile flooring, staircase to first floor with storage space below, two large walk in storage cupboards, radiator with ornamental cover, central heating thermostat, coved and skimmed finish ceiling. Double doors to lounge and Kitchen/Dining/Family Room and doors to:-

### Cloakroom/W.C.



Project Flooring luxury vinyl tile flooring. Modern white suite with dual flush close coupled W.C. light wood vanity unit with cupboards under and inset rectangular wash hand basin with waterfall tap. Designer chrome radiator, fully tiled walls, high obscure window to side, skimmed finish ceiling.

### Lounge 19'10 x 13'3 (6.05m x 4.04m)



Spacious room with large window to front fitted with wooden shutters. Feature stone fireplace, cast iron inset with living flame gas fire. Two radiators with ornamental covers, Patio doors to rear leading to sitting room, Coved and skimmed finish ceiling with inset lighting on dimmer switch. Double doors to entrance hall.

### Sitting Room 15'5 x 7'4 (4.70m x 2.24m)



Vaulted skimmed finish ceiling with inset lighting and two Velux windows. Project Flooring luxury vinyl tile flooring, Wall mounted electric log effect fire, Windows to side and rear, fully glazed door to rear, double opening to Study.



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**Study 10'9 x 7'8 plus alcove (3.28m x 2.34m plus alcove)**



Project Flooring luxury vinyl tile flooring, alcove for desk, radiator with ornamental cover, coved and skimmed finish ceiling with inset lighting, door to entrance hall and large opening to Sitting room.

**Kitchen/Dining/Family Room 29'8 x 15'7 max (9.04m x 4.75m max)**



Triple aspect room with windows to rear and side and French doors to front with full height glazed side panels to Dining area, Project Flooring luxury vinyl tile flooring throughout. Two wall light points, designer radiator and glazed double doors to hall in Dining area.

Kitchen area, Fitted by Kube Kitchens of Leigh, an extensive range of pan drawers, base and wall units, central island with Quartz worksurface with induction hob with large extractor fan over. Bank of units to one wall with Siemens appliances including integrated microwave, steam oven, two oven/grills. Large integrated fridge. Integrated dishwasher, Quartz worksurfaces with matching upstands and brick style splashbacks. Inset stainless steel one and a half sink unit with mixer tap. Shutters fitted to windows to the side and rear. Coved and skimmed finish ceiling with inset lighting. Doors to Entrance Hall and Utility room.



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### Utility Room 11'4 x 5'7 (3.45m x 1.70m)



Glazed doors to front and rear and window to side. Project Flooring luxury vinyl tile flooring. Fitted by Kube with a range of base and wall units, concealed Gas central heating boiler, wood effect worksurface with brick style tiled splash back. Inset stainless steel sink with mixer tap. Space and plumbing for washing machine and tumble dryer. Skimmed finish ceiling with inset lighting and loft hatch.

### Spacious Landing

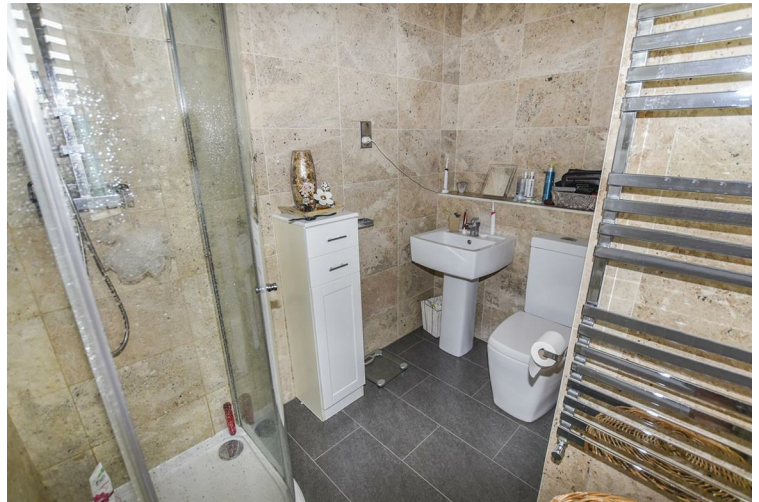
Airing cupboard housing hot water tank. Radiator with ornamental cover. Access to loft (vendor advised has pull down ladder) Doors to:-

### Bedroom One 14'9 x 11' (4.50m x 3.35m)



Large window to front fitted with wooden shutters. Fitted floor to ceiling wardrobes to one wall. Radiator, coved and skimmed finish ceiling with inset lighting. Door to :-

### En-Suite



Modern suite with corner curved shower cubicle with overhead rain head shower and hand held shower. Rectangular pedestal wash hand basin with mono tap, shaver point, close coupled dual flush W.C. Chrome heated towel rail/radiator. Fully tiled walls with shelf behind the wash hand basin and W.C.. Project Flooring luxury vinyl tile flooring, extractor fan, skimmed finish ceiling with inset lighting.

### Bedroom Two 10'10 x 10'3 (3.30m x 3.12m)



Window to rear fitted with wooden shutters, fitted wardrobes to one wall with sliding doors, radiator, coved and skimmed finish ceiling. Door to :-

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### En-Suite



White suite comprising corner shower cubicle, close coupled dual flush W.C. Pedestal wash hand basin, chrome designer radiator. Fully tiled walls with inset shelving, Project Flooring luxury vinyl tile flooring, skimmed finish ceiling with inset lighting. Obscure window to side fitted with wooden shutters.

### Bedroom Three 13'3 x 8'8 plus wardrobes (4.04m x 2.64m plus wardrobes)



Window to rear fitted with wooden shutters, built in floor to ceiling large wardrobe with sliding doors, radiator. Coved and skimmed finish ceiling.

### Bedroom Four 13'4 x 8'7 plus wardrobes (4.06m x 2.62m plus wardrobes)



Window to front fitted with wooden shutters. Built in sliding door wardrobe, radiator, coved and skimmed finish.

### Bedroom Five 8' x 7'8 (2.44m x 2.34m)

Window to side fitted with wooden shutters, radiator, coved and skimmed finish ceiling.

### Spacious Family Bathroom



White suite comprising roll top claw foot bath with mixer tap hand held shower attachment, pedestal wash hand basin, close coupled dual flush W.C. Chrome heated towel rail/radiator, fully tiled walls, Project Flooring luxury vinyl tile flooring, skimmed finish ceiling and extractor fan.

### Exterior

This property has the benefit of 3 separate garden area's, all gardens have an irrigation system.

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**Secluded Front Garden 38' max x 50' (11.58m max x 15.24m)**



Secluded walled garden with newly laid patio, circular feature patio with hot tub, lawn with established trees and shrubs to either side, further patio area at rear. Lighting, water tap and power. Pathway to rear of garage leading to side garden. Half glazed door to rear of garage and gated access to front driveway.



**Side Garden 29' x 47'5 (8.84m x 14.45m)**



Blocked paved patio, lawn with raised sleeper flower beds to one side, water tap, access to utility room and Kitchen/Dining/Family room, gated access to rear garden and side garden.



**Rear Garden 57' x 37'5 (17.37m x 11.40m)**



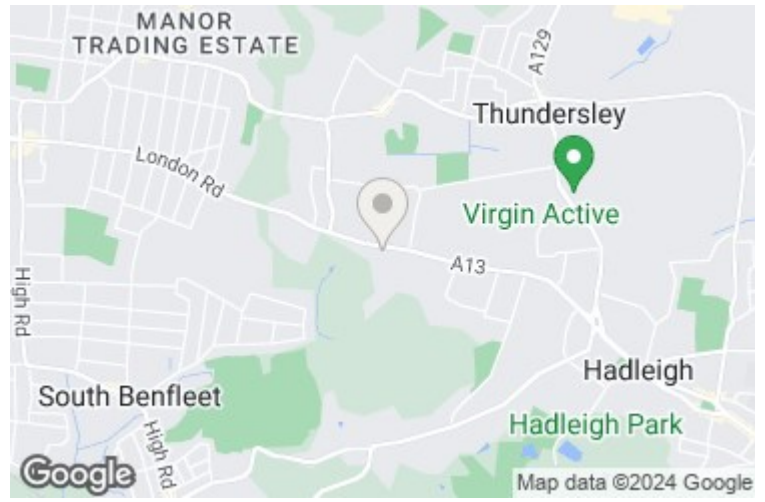
Large patio, lawn, numerous established trees and shrubs to rear, garden shed, external lighting, water tap, access to other side of the house where there is a small external storage area.

**Detached Garage 18'5 x 16'8 (5.61m x 5.08m)**

Electronically operated remote control up and over door, power and light, Storage in roof area, half glazed door to rear.

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## Large Frontage



Approached via electric wrought iron gates, front wall boundary with wrought iron railings, extensive block paved driveway providing off street parking for several vehicles, Lawn, established shrubs. External lighting and gate leading to gardens.



## Council Tax Band G

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

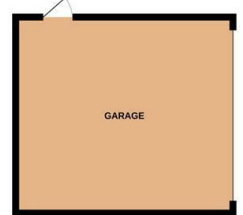
Ground Floor  
1144 sq.ft. (106.3 sq.m.) approx.



1st Floor  
920 sq.ft. (85.5 sq.m.) approx.



Garage  
307 sq.ft. (28.5 sq.m.) approx.



epcsinessex

TOTAL FLOOR AREA : 2372 sq.ft. (220.3 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 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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