

COUNTRYSIDE

ESTATES



6 Ash Close, Fobbing, Stanford Le Hope, Essex, SS17 9JX

£625,000 Freehold

BUILT IN 2024 THIS LOVELY FOUR BEDROOM DETACHED BELLWAY HOME, located in a quiet setting on this new development facing open space and enjoying a prominent corner plot with detached garage.

Situated in this convenient position within just a few minutes drive of the A13 providing excellent road links to surrounding areas. Having the benefit of the balance of a 10 Year NHBC certificate viewing is highly recommended.

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Entrance Hall



Composite door with full height side panel with fitted blind, stairs to first floor, two power points, walk in storage cupboard, radiator, quality floor covering.

Lounge 21'5 x 10'6 max (6.53m x 3.20m max)



A pleasant double aspect room with window to front and two windows to flank all having a lovely outlook and fitted with shutters, two radiators and power points.



Kitchen/Diner/Family Room 21'4 x 15 red 11'9 (6.50m x 4.57m red 3.58m)

French doors to side leading onto garden, window to front with fitted shutters, and window to flank, , range of white gloss base and wall cupboards with contrasting worktops, electric integrated oven and microwave oven, fridge/freezer and dishwasher, gas hob with extractor above and stainless steel splashback, quality floor covering, inset stainless steel sink unit, breakfast bar, two radiators and power points.



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Landing 13'9 x 10'3 (4.19m x 3.12m)



A spacious part galleried landing, window to flank with fitted shutter, loft access, two power points, radiator, airing cupboard with pressurized hot water tank.

Bedroom One 11'9 x 12 red 9'3 (3.58m x 3.66m red 2.82m)



Window to front with fitted shutter and pleasant outlook, radiator and power points.

Utility Room 7'3 x 6'9 (2.21m x 2.06m)



Door to side leading to driveway, fitted base and wall cupboards, concealed wall mounted Ideal gas boiler, fitted worktop with inset stainless steel sink unit, quality floor covering matching kitchen, plumbed for washing machine, radiator and power points.

Ground Floor Cloakroom

Modern white suite comprising of close coupled W.C with concealed cistern and wall mounted push button control, pedestal wash hand basin with mixer tap, half tiled to one wall, extractor fan, quality flooring matching hallway, radiator.



En - Suite Shower Room

Modern white suite comprising of double width fully tiled shower cubicle, wash hand basin with mixer tap, close coupled W.C with concealed cistern and wall mounted push button control, chrome towel radiator, part tiled walls.

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Bedroom Two 11'7 x 11'2 max (3.53m x 3.40m max)



Window to rear and flank with fitted shutters and pleasant open outlook, radiator, double width floor to ceiling fitted wardrobes with sliding doors and power points.

Bedroom Four 9'4 x 8'7 (2.84m x 2.62m)



Window to flank with fitted shutter, radiator power and point.

Bathroom



Bedroom Three 11x 7'7 plus wardrobes (3.35mx 2.31m plus wardrobes)



Window to flank with fitted shutters, double floor to ceiling fitted wardrobes with sliding doors. radiator and power point.



Window to front, modern white suite comprising panelled bath with independent shower unit and shower screen, wash hand basin with mixer tap, close coupled W.C with concealed cistern and wall mounted push button control, shaver point, chrome towel radiator, half tiled to sink and fully tiled to bath.

Garden

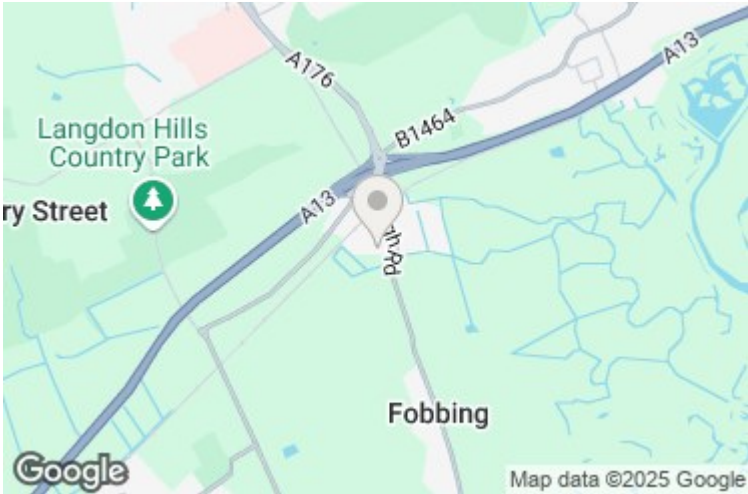
To side of house with attractive brick boundary wall to front, patio area, lawned, gate to driveway, south facing.

Detached Garage 10'9 x 23'9 (3.28m x 7.24m)

Detached pitch roof garage with tiled roof, up and over door, light and power, own driveway to front of garage with parking for two cars, electric charging point on wall.

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Front Garden



Lawned areas to front and side of property.



Built 2024
Balance of 10 year NHBC certificate

Maintenance charge
£350 per year

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales		EU Directive 2002/91/EC

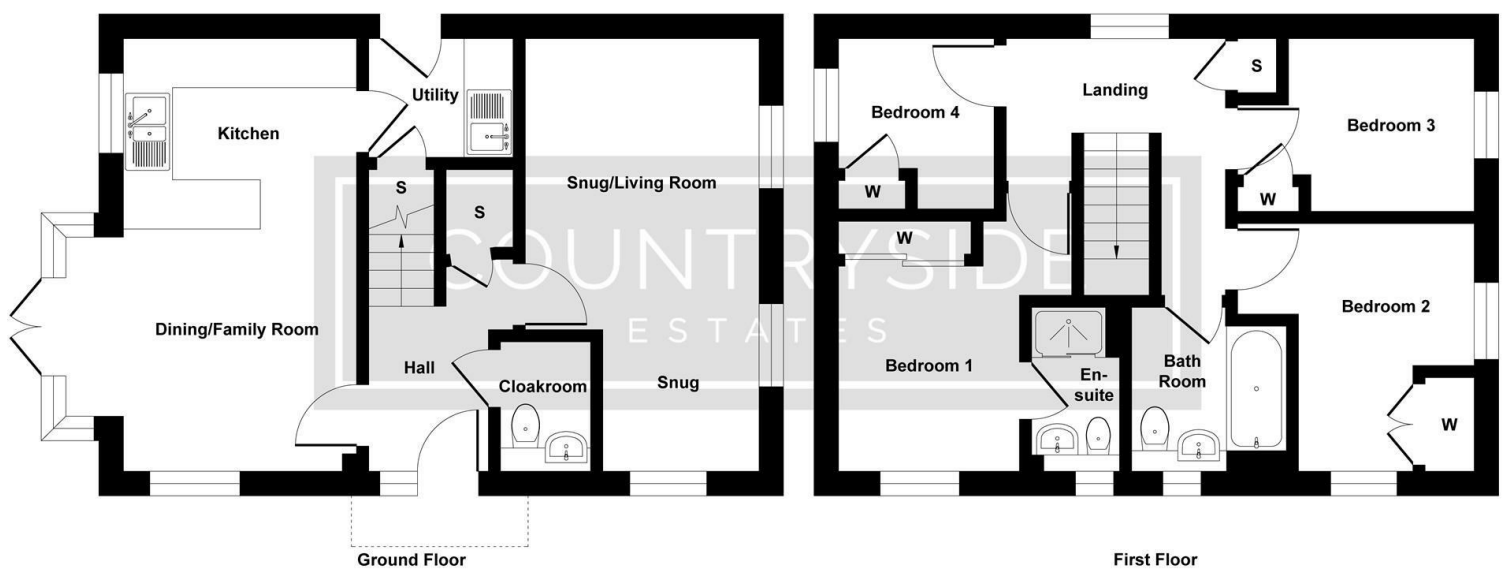


Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

205 High Road, Benfleet, SS7 5HY | 01268 755555 | sales@countrysideestates.co.uk | www.countrysideestates.co.uk



COUNTRYSIDE ESTATES (SALES) LTD | COMPANY No.: 11867260 (England)
REGISTERED ADDRESS: Matrix House 12-16 Lionel Road, Canvey Island, England, SS8 9DE | VAT No.: 332342143