

# bear

*Estate Agents*



\* £550,000- £600,000 \* Tucked away in a peaceful turning in Sadlers, South Benfleet, this beautifully extended semi-detached home offers exceptional space and versatility, perfectly suited to modern family living. Boasting five well-proportioned bedrooms and three inviting reception rooms, the property provides an ideal balance of comfort and practicality for both everyday life and entertaining. At its heart, a spacious kitchen breakfast room creates a warm and sociable hub, complemented by a useful utility area to the rear of the double garage for added convenience. With excellent local amenities, transport links, and sought-after school catchments nearby such as Jotmans Hall Primary and Appleton Secondary School, this impressive home combines tranquillity with everyday ease, making it a superb opportunity for growing families.

- Extended semi detached family house
- Five bedrooms and three reception rooms
- Stunning kitchen breakfast room
- Quiet turning within a popular area
- Walking distance to local shops and supermarkets
- Ample parking on driveway and double garage
- Downstairs shower room and upstairs bathroom
- Delightful rear garden with raised composite decking area and outbuilding
- Jotmans Hall Primary and Appleton Secondary School catchments
- Easy Access to A130, A127 and A13

## Sadlers

Benfleet

**£550,000**

Price Guide



# Sadlers



## Frontage

Block paved driveway for at least several vehicles, access to:

## Entrance Porch

5'9" x 3'2"

Wood panelled ceiling, UPVC entrance door to the front with an adjacent obscured double-glazed window, storage cupboard housing shoes and coats, additional storage cupboard housing utility meters, lino flooring, door to:

## Entrance Hallway

12'7" x 6'1"

Smooth coved ceiling, radiator, carpeted stairs rising to the first floor with understairs storage, tiled flooring, double doors to:

## Lounge

15'4" x 11'8"

Smooth coved ceiling with a fanlight, double-glazed bay window to the front, double radiator, tiled flooring, windows to the rear.

## Sitting Room/Dining Room

21'9" x 10'2" > 9'6"

Double-glazed French doors to the rear, two double-glazed Velux windows to the rear, smooth ceiling with pendant lights, radiator, tiled flooring.

## Study

12'5" x 7'7"

Smooth ceiling with a pendant light, double-glazed Velux window to the rear, double-glazed window to the rear overlooking the garden, radiator, tiled flooring.

## Shower Room

7'3" x 4'10" > 2'9"

Smooth ceiling, obscured double-glazed window to the side, shower cubicle, low-level WC with a mounted wash basin above, wall-hung chrome heated towel rail, fully tiled walls, tiled flooring.

## Kitchen Breakfast Room

17'11" x 11'6"

Smooth coved ceiling with inset spotlights, UPVC door to the side leading out to the garden, double-glazed windows to the rear overlooking the garden. Modern handleless kitchen comparison of, floor to ceiling and base level units with a roll laminate worktop, wall-mounted Worcester boiler, space for a range cooker with a five-ring gas hob and an extractor fan above, 1.5 sink and drainer, tiled splashbacks, set of drawers, space for an American-style fridge freezer, breakfast bar, space for an additional fridge or freezer, floor to ceiling pull-out larder cupboard, corner units, tiled flooring.

## First Floor Landing

Smooth coved ceiling with a pendant light, loft hatch, radiator, carpet, airing cupboard.

## Bedroom One

12'0" x 10'11"

Coved ceiling, double-glazed windows to the rear overlooking the garden, radiator, carpet.

## Bedroom Two

12'11" x 10'5" > 9'8"

Smooth ceiling, double-glazed windows to the front, radiator, lino flooring.

## Bedroom Three

11'6" x 9'9"

Smooth ceiling, double-glazed windows to the front with fitted shutter blinds, radiator, laminate flooring.

## Bedroom Four

9'5" x 8'7"

Smooth coved ceiling, second loft hatch (giving you access to a separate part of the roof), floor-to-ceiling built-in mirrored sliding door wardrobes, radiator, carpet.

## Bedroom Five

8'9" x 7'2"

Pendant light, double-glazed windows to the rear overlooking the garden, radiator, laminate flooring.

## Family Bathroom

8'2" > 5'0" x 5'5"

Smooth ceiling with an inset spotlight and an inset extractor fan, obscured double-glazed windows to the front with fitted shutter blinds, tiled jacuzzi bath with a shower over, combined 'L' shaped vanity unit wash basin and low-level WC with a roll edge laminate worktop, matching wall hung unit with inset spotlights, tiled flooring with underfloor heating.

## Rear Garden

Commences with a composite decking area with the remainder laid to lawn and patio, established flower and shrub borders, outside tap, outside lighting.

## Outbuilding

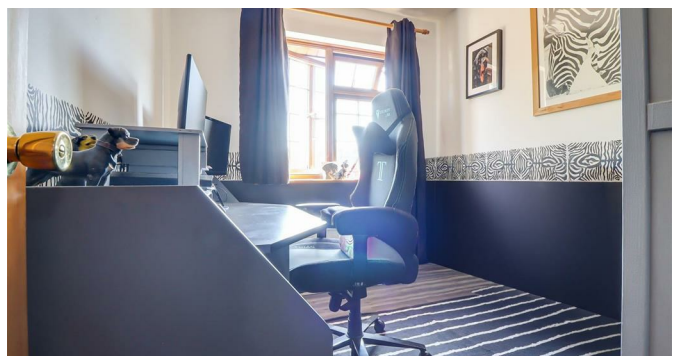
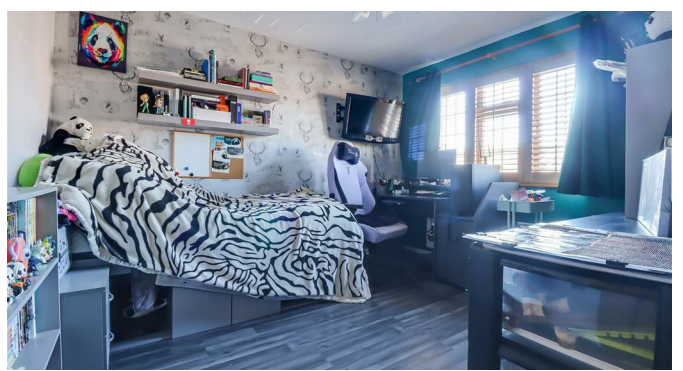
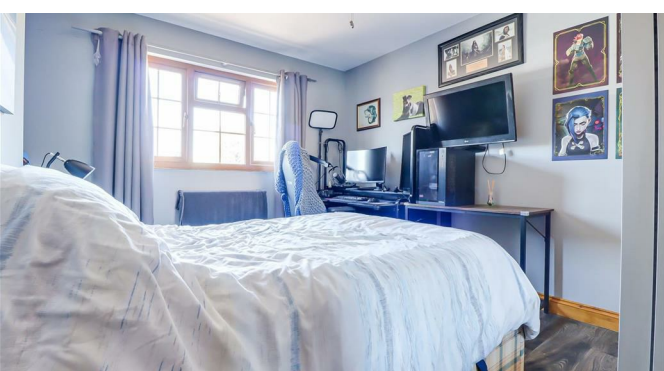
11'3" x 7'4"

Smooth ceiling with power and light, double-glazed windows to the rear and side, UPVC door to the side leading out to the garden. (own fuse box)

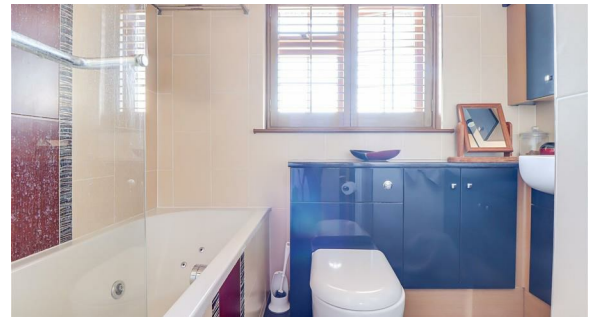
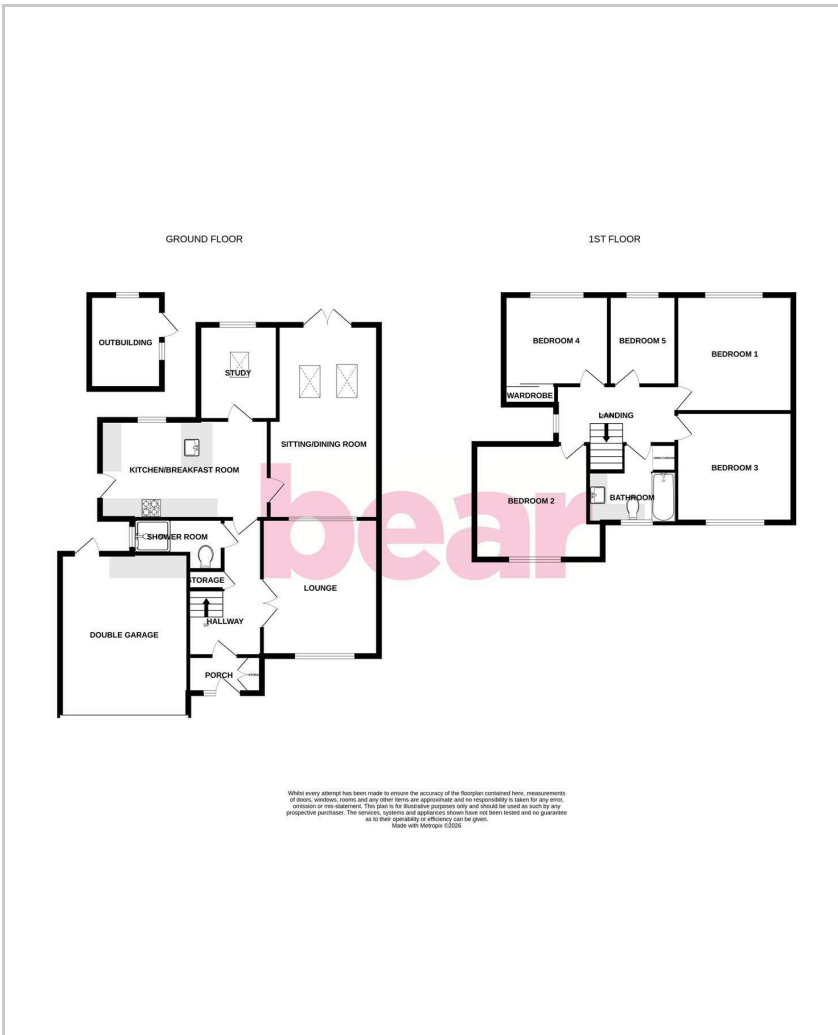
## Attached Double Garage

17'7" x 14'4"

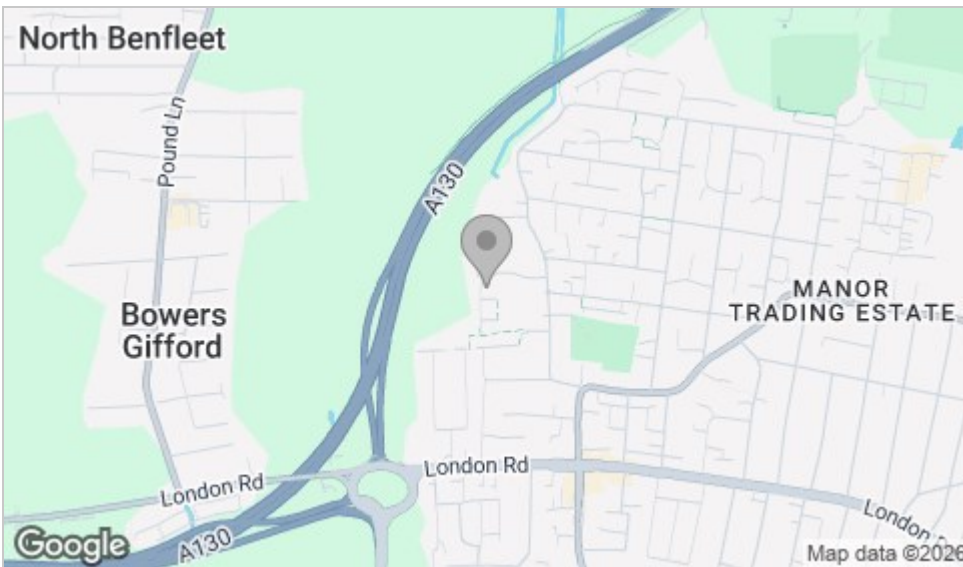
Electric up and over door to the front, concrete flooring, UPVC door to the rear leading out to the garden, roll edge laminate worktop with an inset stainless steel sink and drainer and a mixer tap, space for washing machines and tumble dryers, wall-mounted units, fuse box, power and light.



# Floor Plan



## Area Map



## Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1336 London Road, Leigh-on-Sea, Essex, SS9 2UH

Office: 01702 887 496 [los@bearestateagents.co.uk](mailto:los@bearestateagents.co.uk) <http://www.bearestateagents.co.uk/>

## Energy Efficiency Graph

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