



Colingwood, Benfleet, Essex, SS7 1JG

4 bedroom detached house / Price **£525,000** / t. 01702 555888





Tucked away in this quiet cul de sac within the heart of South Benfleet is this spacious and versatile **three/four bedroom** detached family home, boasting stunning views over the surrounding area towards Boyce Hill Golf Course. Accommodation includes large lounge/diner, luxury fitted kitchen, utility room and ground floor bedroom/office and ground floor WC together with three bedrooms and a modern four piece family bathroom suite. Outside there is a low maintenance rear garden and off street parking to front.

Ideally located a short distance from High Road shopping facilities, local bus routes, pubs and Benfleet mainline station with direct links into London Fenchurch Street whilst also having excellent local schools nearby, the property being within the South Benfleet Primary and King John school catchments. Offered with no onward chain, viewings are advised.

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Ground Floor



First Floor



Approximate total area¹⁰
1290 ft²
119.8 m²

Reduced headroom
3 ft²
0.3 m²

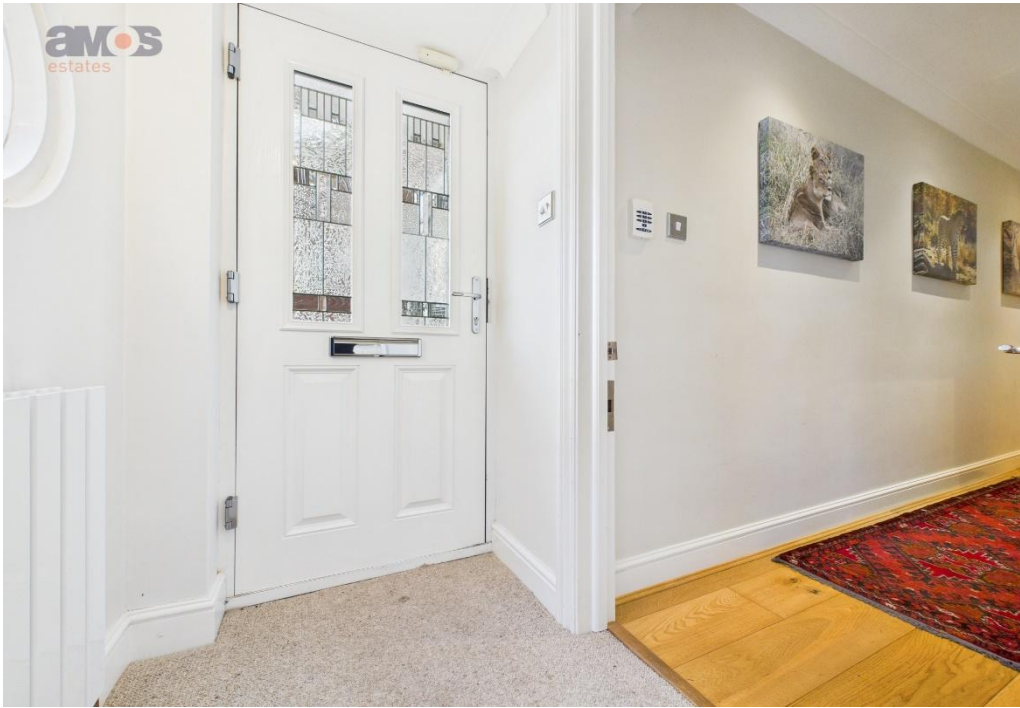
(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GIRAFFE 360





Highlights

- \ **Spacious & Versatile Three/Four Bedroom Detached Family Home**
- \ **No Onward Chain**
- \ **Large Lounge/Diner**
- \ **Stunning Fitted Kitchen**
- \ **Utility Room**
- \ **Ground Floor WC**
- \ **Good Size Bedrooms**
- \ **Modern Four Piece Bathroom Suite**
- \ **Low Maintenance Rear Garden**
- \ **Off Street Parking**
- \ **Gas Central Heating**
- \ **Quiet Cul De Sac Within South Benfleet**
- \ **Immaculate Condition**
- \ **South Benfleet Primary & King John School Catchments**
- \ **Easy Reach Of Benfleet Station, Shops & Amenities**
- \ **Close To Thundersley Glen & Boyce Hill Golf Course**
- \ **Stunning Views**



Composite obscure double glazed entrance door opening to entrance porch.

**Entrance Porch **

Fitted carpet, obscure circular window to front, radiator, smooth plastered and coved ceiling, doors leading to ground floor bedroom and hallway.

**Entrance Hall **

Laminate flooring, carpeted stairs with timber balustrade leading to first floor accommodation, smooth plastered and coved ceiling with inset spotlights, radiator, power points, thermostat control, doors to accommodation off.

**Lounge Diner 29'10 x 12'10 Reducing To 9'9 At Dining Area **

The lounge area having UPVC double glazed leadlight window to front, laminate flooring, two radiators, power points, coved ceiling, TV point, feature fireplace with slate style half and timber mantle housing log burner, open planned to the dining area having continuation of laminate flooring, radiator, coved ceiling, power points, UPVC double glazed bi-folding doors leading to rear garden, open planned to kitchen.

**Kitchen 17'1 x 9'8 Maximum **

A stunning fitted kitchen comprising Blanco double bowl stainless steel sink and drainer unit with chrome mixer tap inset into a range of attractive square edge worktops with cupboards and drawers beneath and matching eye level units, integrated Bosch double oven with five ring Bosch gas ring hob above and Neff chimney style extractor over, integrated wine chiller, space for American style fridge freezer, integrated Bosch dishwasher, tiled splashbacks, display cabinets, under cupboard spotlighting, coved ceiling, two UPVC double glazed leadlight windows to rear, tiled flooring, two radiators, power points, door leading to utility room.





**Utility Room 6'9 x 6'5 **

Stainless steel sink with chrome mixer tap inset into a range of square edge worktops with cupboards and drawers beneath with matching eye level units, space and plumbing for a washing machine and tumble dryer, power points, tiled splashbacks, tiled flooring, UPVC double glazed leadlight window to side, radiator, coved ceiling, extractor.

**Ground Floor Bedroom Four 13'11 Plus Wardrobe Depth x 7'11 **

UPVC double glazed leadlight window to front, fitted carpet, radiator, power points, smooth plastered ceiling with inset spotlights, TV point, attractive fitted wardrobes with sliding doors, cupboards housing consumer unit and gas and electric meters.

**Ground Floor WC **

Modern two piece suite comprising push button WC, vanity wash basin with chrome mixer tap and storage below, laminate flooring, smooth plastered ceiling, heated towel radiator.

**Landing 10'1 x 8'9 Maximum **

Fitted carpet, UPVC double glazed leadlight window to side, coved ceiling, power points, airing cupboard housing hot water cylinder and shelving, doors to accommodation off.

**Bedroom One 16' Maximum x 10'10 **

UPVC double glazed leadlight window to front providing beautiful outlook over surrounding area towards Boyce Hill golf course, radiator, power points, coved ceiling, TV point, two large fitted wardrobes.

**Bedroom Two 10'9 x 10'1 **

UPVC double glazed leadlight window to rear, fitted carpet, radiator, coved ceiling, power points, TV point, storage cupboard with shelving.





**Bedroom Three 8'10 x 7'11 **

UPVC double glazed leadlight window to rear, fitted carpet, radiator, coved ceiling, power points.

**Bathroom 10'10 Maximum x 7'11 **

Luxury four piece suite comprising panelled bath with chrome controls and separate handheld attachment with tiled surround, push button WC, pedestal wash basin with chrome mixer tap and tiled splashback, large shower cubicle with drench style shower head above and tiled surround, wood effect flooring, UPVC obscure double glazed window to side, smooth plastered and coved ceiling with inset spotlights, radiator, loft access hatch.

**Garden **

Property benefits from a low maintenance rear garden commencing with area laid to shingle with steps up to the remainder which is laid to established lawn with patio adjacent with timber summer house, screen panel fencing to borders, outside tap, side access to front via timber gate.

**Front Garden **

Driveway providing off street parking with flowerbed laid to slate chippings adjacent, outside lighting.

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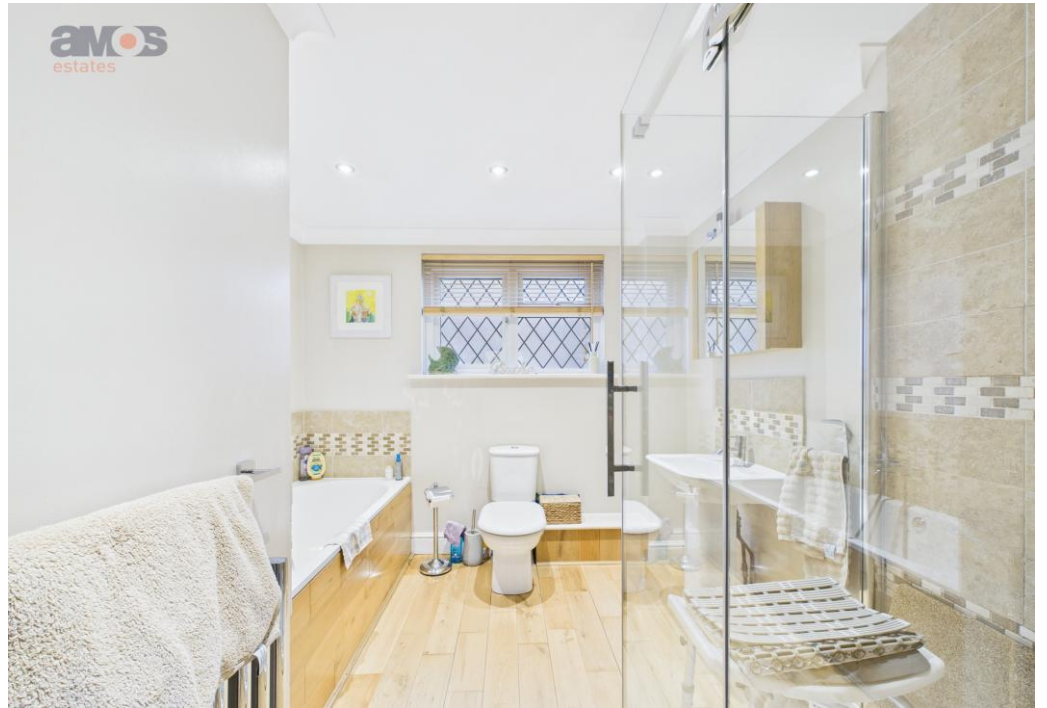
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