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ASPIRE



## Roberts Road, Basildon Offers invited £500,000

Aspire Estate Agents are delighted to present this heavily extended four-bedroom semi-detached family home, beautifully presented throughout and located in a popular and family-friendly area within walking distance of Laindon Station, local shops and amenities.

Upon entering the property you are welcomed by a striking and spacious entrance hall, offering an impressive first impression and stretching through the home with access to a ground floor W/C and separate utility room, providing practicality for busy family life.

The main living room measures an impressive 23'5 x 12'10 and benefits from a feature bay window, creating a bright and comfortable space perfect for relaxing or entertaining guests.

To the rear of the home is the stunning kitchen/diner measuring 21'2 x 11'11, forming the true heart of the property. This generous space offers ample worktop and storage space and is ideal for modern family living and entertaining. Off the kitchen is a convenient ground floor shower room (7'4 x 4'3).

The first floor offers four well-proportioned bedrooms and a four-piece family bathroom suite measuring 7'6 x 7'1, complete with bath, separate shower, wash basin and W/C. The master bedroom (15'5 x 7'5) is a fantastic addition created through the extension and benefits from a walk-in wardrobe (7'5 x 6'5) and a unique loft games area (9'8 x 7'9) accessed via fitted ladders, perfect as a hobby space, study or gaming area.

Externally, the property continues to impress with a large approximately 90ft south-facing rear garden, providing an excellent outdoor space for families and entertaining. To the rear of the garden is an outhouse complete with power, offering potential for a home office, gym or workshop.

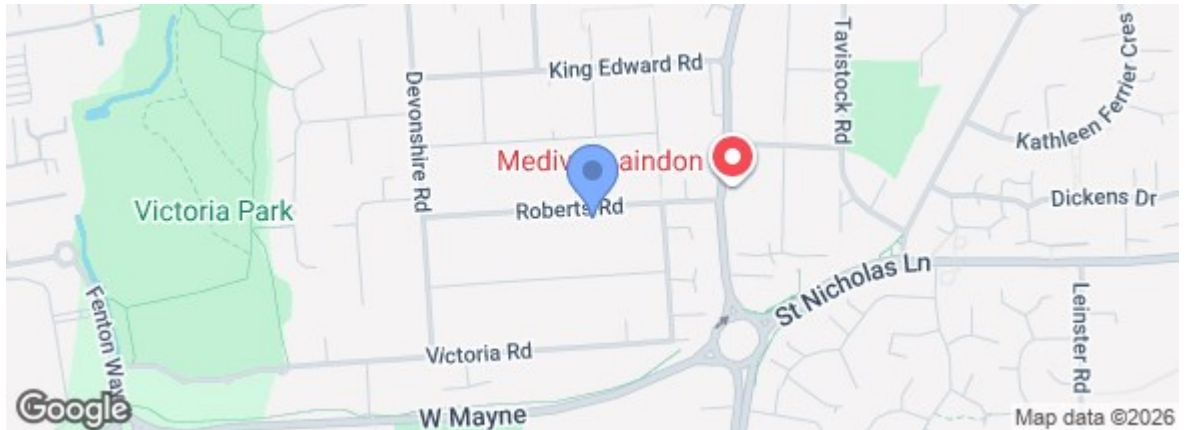
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Further benefits include a large garage measuring 25'9 x 10'10 with power, alongside driveway parking for multiple vehicles to the front.

This fantastic home offers generous living accommodation, thoughtful extensions and a superb location, making it ideal for growing families looking for space, comfort and convenience.



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	



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