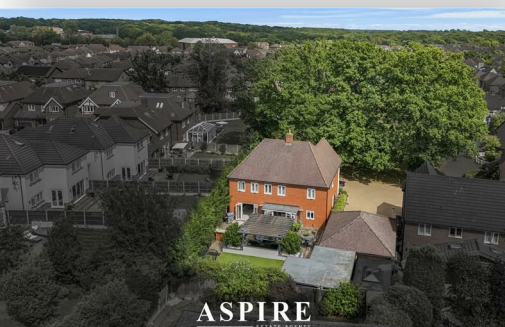


**To arrange a viewing contact us
today on 01268 777400**



Woodpecker Drive, Benfleet Guide price £850,000

**** Guide Price £850,000 - £900,000 ****

This impressive five bedroom detached modern family home, offering spacious and versatile living throughout, a large driveway, garage and a fantastic outbuilding.

Beautifully presented and designed with modern family living in mind, this home offers generous accommodation across both floors, making it ideal for growing families, those needing additional work from home space or buyers looking for flexible living.

The property benefits from a bright and welcoming entrance, spacious reception areas and a modern kitchen area, creating a great space for everyday living and entertaining. With five well proportioned bedrooms, the home offers excellent flexibility for families of all sizes.

Externally, the property continues to impress with a substantial driveway providing ample off street parking, a garage and a well sized rear garden. The outbuilding offers fantastic additional space, perfect for a home office, gym, games room, studio or entertaining area.

This modern detached home is a wonderful opportunity for buyers seeking space, style and practicality, with viewing highly recommended to fully appreciate everything on offer.

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From the moment you arrive, the property makes an immediate impression, with an expansive driveway providing parking for multiple vehicles, alongside a double garage.

The ground floor has been designed with modern family living in mind, combining generous space with a high specification finish throughout. The showpiece of the home is the incredible open plan kitchen and family room, stretching across the full width of the rear of the house. This is a true heart of the home space, with a stunning central island taking centre stage, creating the perfect setting for everyday family life, hosting and entertaining.

In addition, the property offers a formal dining room, providing excellent versatility and equally suited as a second reception room, playroom, snug or additional home office. There is also a separate study, ideal for those working from home, along with a utility room and downstairs WC completing the ground floor.

The first floor continues to impress, offering five double bedrooms, two of which benefit from their own ensuite shower rooms. A well appointed family bathroom serves the remaining bedrooms, making the layout ideal for larger families or those who regularly welcome guests.

Externally, the rear garden is a destination in its own right. Designed for entertaining and relaxation, it features an outside bar, a stunning feature koi tank and beautifully arranged spaces to enjoy throughout the seasons. Adding to the lifestyle appeal is the detached outbuilding, currently styled as a glamorous bar and affectionately known by the current owners as "The Clubhouse". This is a standout space, perfect for parties, summer evenings, family gatherings or simply unwinding in style.

9 Woodpecker Drive is a home that delivers on space, finish and lifestyle. With its executive feel, impressive entertaining areas and versatile family layout, this is a property that must be viewed to be fully appreciated.

Approximate Gross Internal Floor Area: 2,013 sq ft / 187.0 sq m

Outbuilding Area: 214 sq ft / 19.9 sq m

Total Area: 2,227 sq ft / 206.9 sq m

Ground Floor

Entrance Hall

14'5" x 9'7" / 4.40m x 2.92m

Kitchen / Lounge / Diner

34'7" x 24'3" / 10.55m x 7.40m

Dining Room

12'6" x 9'9" / 3.80m x 2.97m

Study

11'7" x 9'6" / 3.53m x 2.90m

Utility Room

6'1" x 5'7" / 1.85m x 1.70m

W.C.

First Floor

Landing

15'3" x 14'10" / 4.64m x 4.51m

Master Bedroom

13'2" x 12'11" / 4.02m x 3.94m

En-suite

8'7" x 5'11" / 2.62m x 1.80m

Bedroom Two

13'5" x 11'1" / 4.08m x 3.38m

En-suite

5'11" x 4'1" / 1.80m x 1.25m

Bedroom Three

11'9" x 11'1" / 3.57m x 3.39m

Bedroom Four

11'0" x 9'7" / 3.35m x 2.91m

Bedroom Five

9'3" x 8'7" / 2.83m x 2.61m

Shower Room

8'4" x 5'11" / 2.53m x 1.80m

Outbuilding

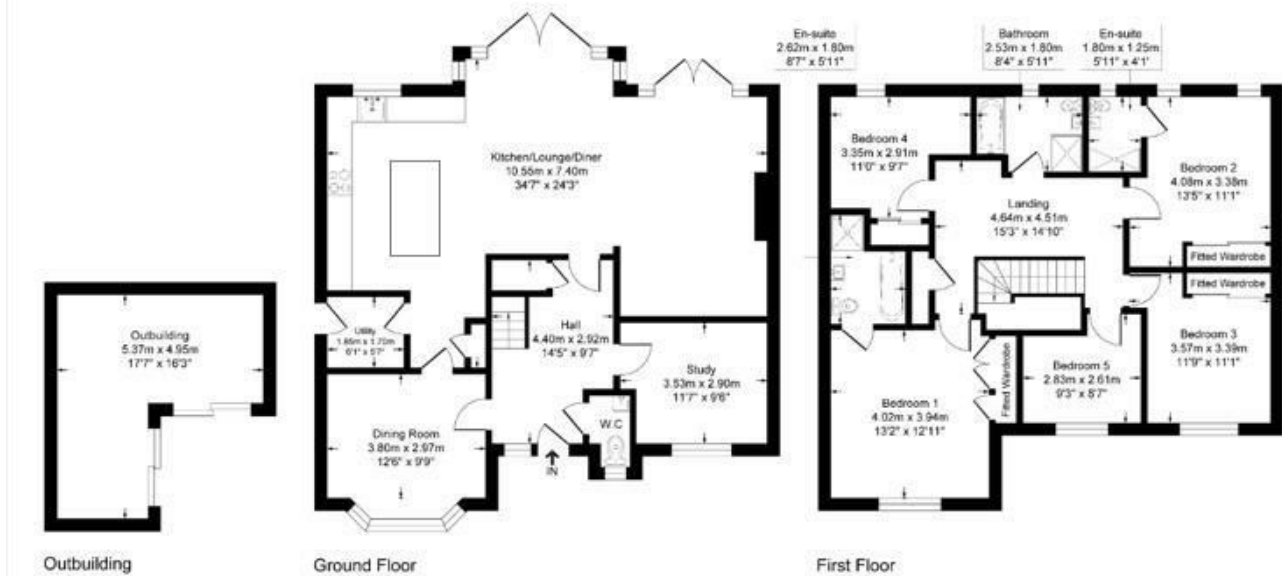
17'7" x 16'3" / 5.37m x 4.95m

Woodpecker Drive

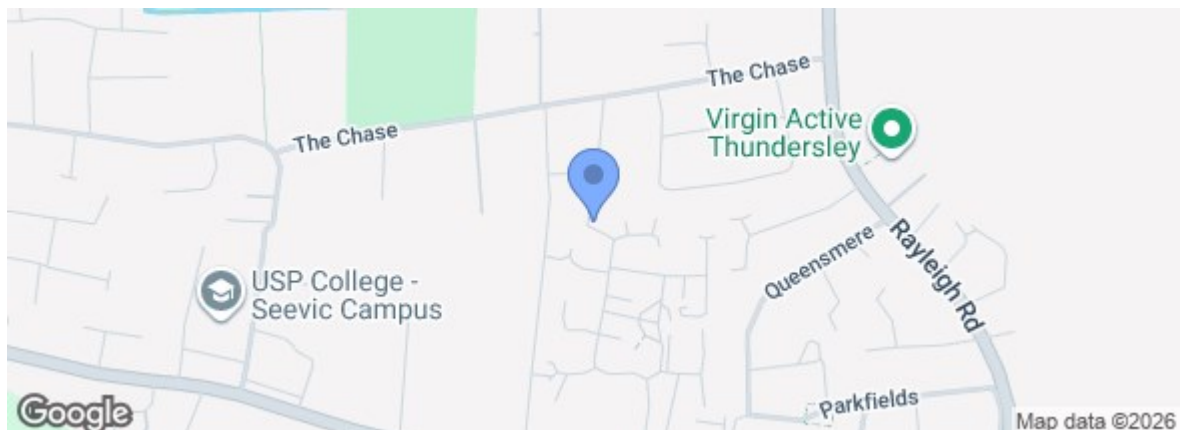
Approximate Gross Internal Floor Area = 187.0 sq m / 2013 sq ft

Outbuilding Area = 19.9 sq m / 214 sq ft

Total Area = 206.9 sq m / 2227 sq ft



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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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