



Shepherds Walk, Benfleet, Hadleigh

£700,000



- Substantial Extended Five-Bedroom Detached Family Home
- Two Generous Reception Spaces – Room for the Whole Family & Then Some
- Newly Fitted Kitchen/Breakfast Room Packed with Integrated Appliances
- Impressive Principal Bedroom with Fitted Storage & Private En-Suite
- Five Bedrooms Offering Brilliant Flexibility for Family Life, Guests or Home Working
- Separate Utility Room Plus Garage/Storage – Because Storage Is Always a Win
- Landscaped West-Facing Garden Perfect for Afternoon & Evening Sunshine
- Driveway Parking for Numerous Vehicles Plus an EV Charger
- Walking Distance to Woodland, John Burrows Recreation Ground & Hadleigh Town
- Hadleigh Infant & Junior School Catchments | Ground-Floor WC | EPC D | Council Tax Band E



Five bedrooms, serious living space and a west-facing garden? This one understood the assignment.

Tucked away in a sought-after position just off Poors Lane, this substantial five-bedroom detached home has been extended and beautifully finished to create the kind of family space that just keeps on giving.

Step inside and the first thing you'll notice is just how much room there is to play with. The lounge/study area is bright, welcoming and wonderfully versatile, with a feature fireplace adding a cosy focal point and plenty of space to create that all-important work-from-home corner without sacrificing the sofa.

And when one reception room simply isn't enough... there's another. The impressive dining/sitting room gives you even more space to spread out, whether that's family movie nights, Sunday lunches, entertaining friends or finally hosting Christmas without having to rearrange half the house. Sliding patio doors open straight onto the garden, making this a brilliant indoor/outdoor entertaining space when the sun decides to make an appearance.

Then there's the newly fitted kitchen/breakfast room – and it's a good one. Contemporary cabinetry, generous work surfaces, a breakfast bar and an excellent line-up of integrated appliances make this a kitchen designed for considerably more than looking pretty. There's an induction hob, dishwasher, Neff double oven with microwave, integrated fridge/freezer, under-cabinet lighting, USB charging points and even a hot-water tap. Morning coffee, family dinners or Friday-night drinks around the breakfast bar – it's ready for all of it.

Practical family life hasn't been forgotten either. Part of the former garage has been cleverly converted to provide a separate utility room, keeping the washing machine and everyday clutter safely away from the main living space. Beyond that, there's still a useful garage/storage area with an electric roller shutter, perfect for bikes, tools, garden equipment and all those mysterious boxes nobody is quite ready to throw away. A ground-floor WC completes the downstairs accommodation.

Head upstairs and you'll find five bedrooms, giving everyone the chance to claim their own corner of the house.

The principal bedroom is a particularly impressive retreat, with windows to two aspects, fitted wardrobes and dresser units providing plenty of storage, plus its own private en-suite shower room. No morning queue for the bathroom here.

Four further bedrooms provide fantastic flexibility. Whether you need children's bedrooms, guest accommodation, a nursery, dressing room, gaming room or a proper home office, there's plenty of scope to make the layout work around family life rather than the other way around.

A well-appointed family bathroom serves the remaining bedrooms, while the partly boarded and insulated loft provides yet another handy storage option.

And then we get to the garden...

The landscaped west-facing rear garden is made for long afternoons and summer evenings. A generous patio provides the perfect spot for alfresco dining, barbecues and drinks with friends, while the established lawn and well-stocked borders create a lovely green backdrop. There's also a timber shed, outside tap and side access.

To the front, a substantial block-paved driveway provides off-street parking for numerous vehicles – so no complicated car Tetris every morning – and there's an EV charger included too.

Location-wise, you're nicely positioned just off Poors Lane, within walking distance of nearby woodland, John Burrows Recreation Ground and Hadleigh town centre, putting shops, cafés, supermarkets and everyday amenities within easy reach. Families will also appreciate that the property falls within the Hadleigh Infant and Junior School catchment areas.

Add in gas central heating with Hive controls, cavity wall insulation, a ground-floor WC, en-suite, excellent storage and a beautifully presented interior, and you've got a home that's been designed to make busy family life that little bit easier.

Five bedrooms. Two big reception spaces. A gorgeous kitchen. West-facing garden. Plenty of parking. And enough room that everyone can disappear to a different part of the house when required.

Hadleigh is a popular and well-connected town offering an appealing balance of everyday convenience, green open spaces and a strong community feel. The town centre provides a good selection of independent shops, cafés, restaurants and supermarkets, while nearby Hadleigh Country Park, local woodland and John Burrows Recreation Ground offer plenty of opportunities for



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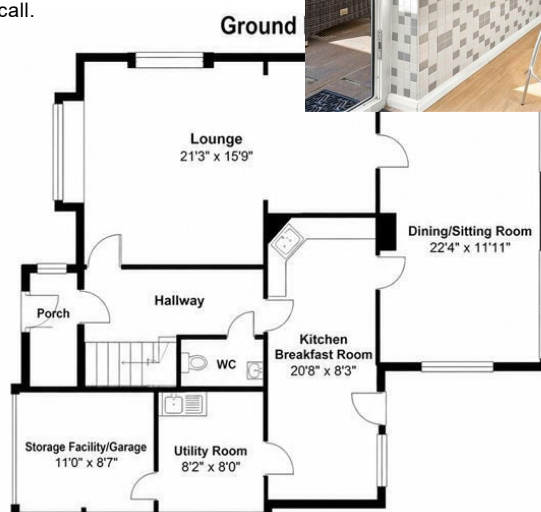
We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

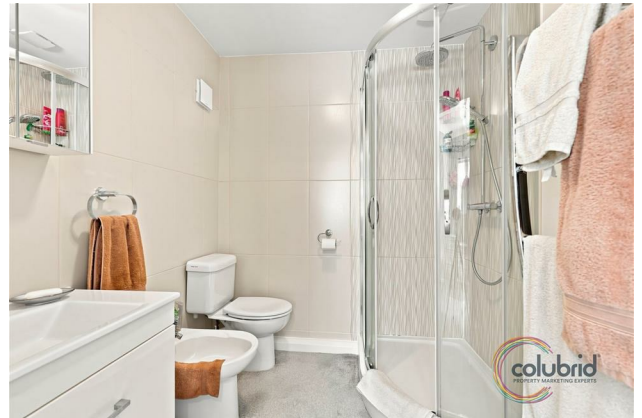
Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

AML Checks - Law says we must run one. £96 including VAT per buyer. Tiny toll, big compliance.

Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.





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