Quirks
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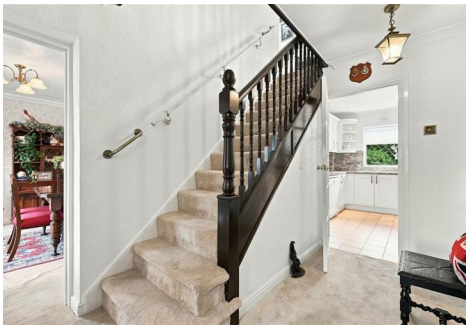

14 Suffolk Drive, Laindon, Basildon, SS15 6PL

Guide Price £600,000

- CORNER PLOT
- LARGE ATTACHED GARAGE
- TWO SPACIOUS RECEPTION ROOMS
- BEDROOM ONE WITH EN-SUITE
- NEARBY LAINDON C2C LINE TO FENCHURCH STREET
- EXTENDED FOUR BEDROOM FAMILY HOME
- 80FT WIDE SOUTH FACING REAR GARDEN
- MODERN KITCHEN & UTILITY
- GROUND FLOOR W.C & FAMILY BATHROOM
- EXCELLENT STORAGE SPACE

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A four bedroom detached house, in a popular side turning, occupying a corner plot, with South facing rear garden, measuring approximately 80ft (24 meters) wide with a South facing aspect, paved patio, established flower and shrub borders and double gates for vehicle access and concrete hard standing, there is further parking for several vehicles to the front of the property. This extended family home, has a large attached garage (21 x 17ft) where there is potential to create more accommodation, subject to planning consent being granted. You are greeted by a spacious entrance hallway, leading to the ground floor W.C and sizeable dining room with dual aspect windows, the living room also enjoys a dual aspect and has a feature brick built fireplace and French doors leading to the rear garden. The kitchen has been updated, with a range of wall and base level units, integrated oven, electric hob, fridge and one and a half bowl sink / drainer, there is space for a dishwasher and storage space in the understairs cupboard. The utility room is finished in a matching range of units, with space for an American style fridge / freezer, there is door access directly to the patio area. The first floor landing has a built-in airing cupboard housing the hot water tank and also the landing has access to the loft, which is majority boarded, with lighting and fitted pull down ladder. There are three double bedrooms and one single / study to the first floor, all rooms include fitted wardrobes. Bedroom one enjoys a dual aspect and has it's own en-suite shower room, in addition there is a family bathroom serving the remaining bedrooms. This convenient location is within walking distance of schools, parks, shopping facilities and Laindon Mainline C2C Station, serving London Fenchurch Street.

4 2 2 D

Council Tax Band: E

ENTRANCE HALLWAY
16'7 x 7'4 reducing to 3'5

GROUND FLOOR W.C

KITCHEN
10'4 x 8'10

UTILITY ROOM
12'1 x 6'9

LIVING ROOM
26'7 x 11'6 max

FIRST FLOOR LANDING
12'2 x 11'1 reducing to 6'4

BEDROOM ONE
13'8 x 12'1

EN-SUITE SHOWER ROOM
8'1 x 5'1

BEDROOM TWO
14'3 x 11'10

BEDROOM THREE
12'1 x 11'10

BEDROOM FOUR
8'8 x 6'9

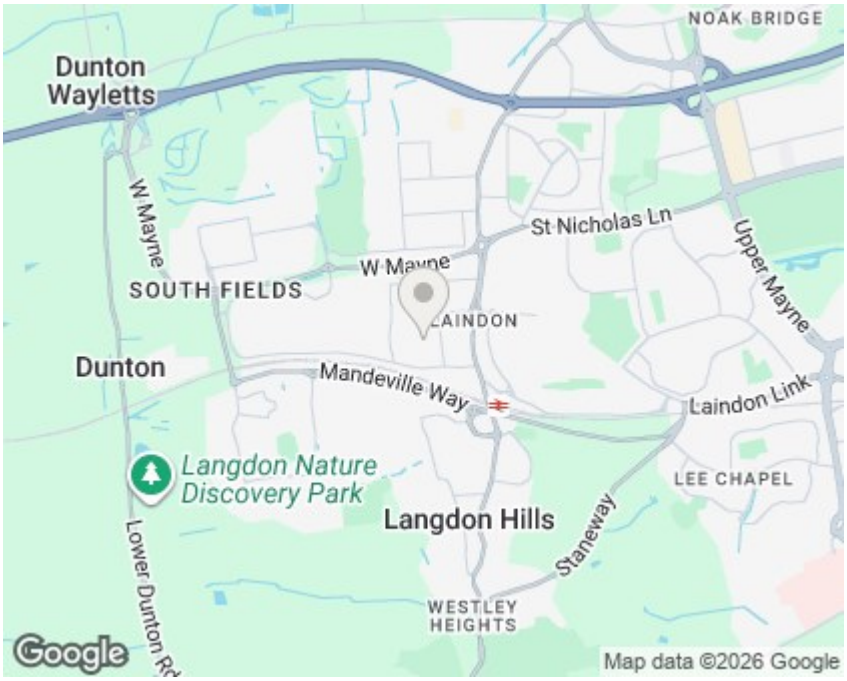
FAMILY BATHROOM
7'1 x 5'6

ATTACHED GARAGE
21 x 17'6

SOUTH FACING REAR GARDEN

EXTENSIVE BLOCK PAVED DRIVEWAY FOR SEVERAL VEHICLE

CORNER PLOT WITH DOUBLE GATES TO SIDE

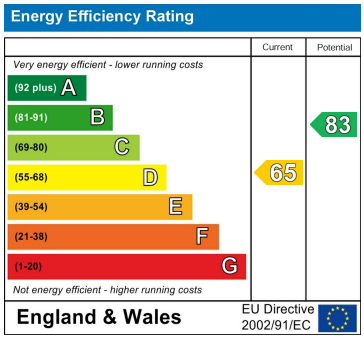


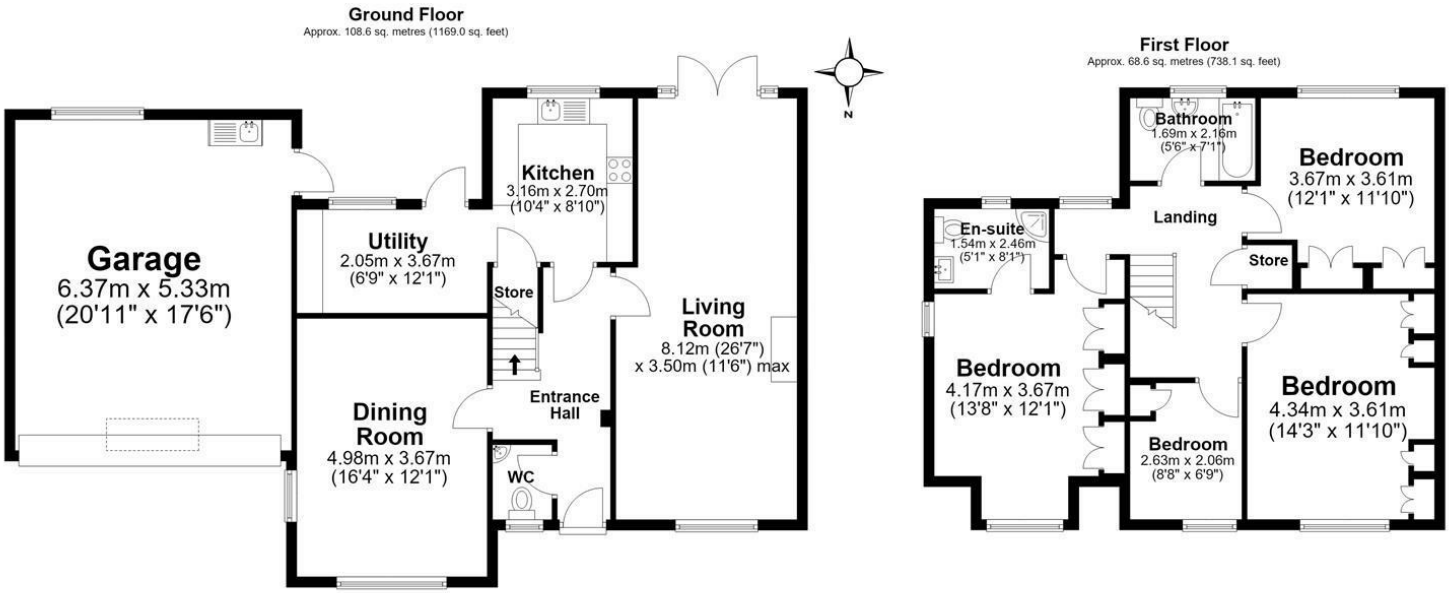
Viewings

Viewings by arrangement only. Call 01277 626 541 to make an appointment.

EPC Rating:

D





Total area: approx. 177.2 sq. metres (1907.1 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omisson or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.
Floor Plan Drawn According To RICS Guidelines
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Suffolk Drive