



## 7 Calvinia Close, Laindon

£780,000 Freehold

Council Tax band: F

Tenure: Freehold

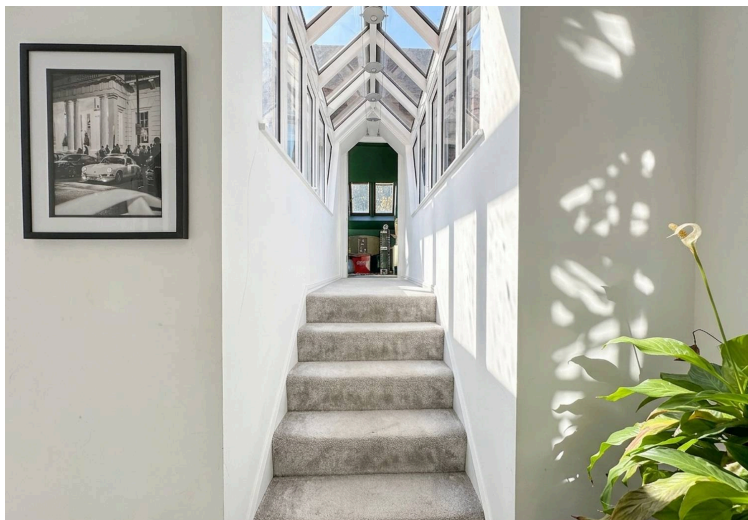
EPC Energy Efficiency Rating: C



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This stunning, individually designed four bedroom detached house offers exceptional family living in a private corner position within the sought-after Noak Bridge Village. Set over three thoughtfully planned floors, the property welcomes you with an impressive vaulted entrance hall, immediately setting the tone for the spacious and light-filled interiors beyond. The ground floor boasts a versatile double garage with electric doors, providing ease of parking, while above, a unique vaulted and glass-fronted study or hobby room offers an inspiring space for work or creativity. The heart of the home is the expansive lounge and dining areas stretching across the rear, with three elegant bayed French doors seamlessly connecting indoor and outdoor living. The kitchen is well-appointed for family meals and entertaining, and a ground floor cloakroom with further generous storage adds further practicality.

Upstairs, the accommodation includes two luxurious bedroom suites - one on the first floor with a walk-in wardrobe and en-suite, and another on the top floor with built-in storage and its own en-suite - alongside two additional double bedrooms and a stylish family bathroom, providing ample flexibility for growing families or guests.

The landscaped rear garden is a true sanctuary, thoughtfully designed for both relaxation and entertaining. Step out onto the initial patio and discover a purpose-built outdoor kitchen complete with fridge and barbeque, ideal for hosting gatherings with friends and family. A striking pergola creates a shaded retreat for quiet moments, while the raised water feature with Koi carp and gently flowing water adds a calming backdrop to the space. The artificial striped grass ensures year-round greenery with minimal maintenance (and the tool for maintaining the stripes will be donated to the new owners). The double garage and driveway provide generous off-road parking, and the garden's layout offers privacy and tranquillity. Noak Bridge Village itself is renowned for its welcoming community spirit, with amenities including a primary school, village hall, local shops, a friendly pub, and doctors' surgery, all set amongst picturesque duck ponds and green spaces. With excellent links to the A127, nearby retail parks, and easy access to Basildon, Laindon, and Billericay mainline train stations, this exceptional home combines peaceful village living with superb convenience, making it perfect for families seeking space, style, and versatility.

**Entrance Hall**

**Lounge / Diner**  
15' 5" x 25' 3" (4.70m x 7.70m)

**Kitchen / Breakfast Room**  
13' 5" x 10' 6" (4.10m x 3.20m)

**Ground Floor Cloakroom**

**Landing**

**Bedroom**  
10' 6" x 13' 5" (3.20m x 4.10m)

**Walk-in Wardrobe**

**En-Suite**  
8' 2" x 4' 11" (2.50m x 1.50m)

**Bedroom**  
12' 2" x 10' 2" (3.70m x 3.10m)

**Bedroom**  
9' 6" x 7' 7" (2.90m x 2.30m)

**Family Bathroom**

**Landing**

**Study / Hobby Room**  
12' 6" x 16' 9" (3.80m x 5.10m)

**Second Floor Landing**

**Bedroom**  
16' 5" x 20' 4" (5.00m x 6.20m)

**En-Suite**



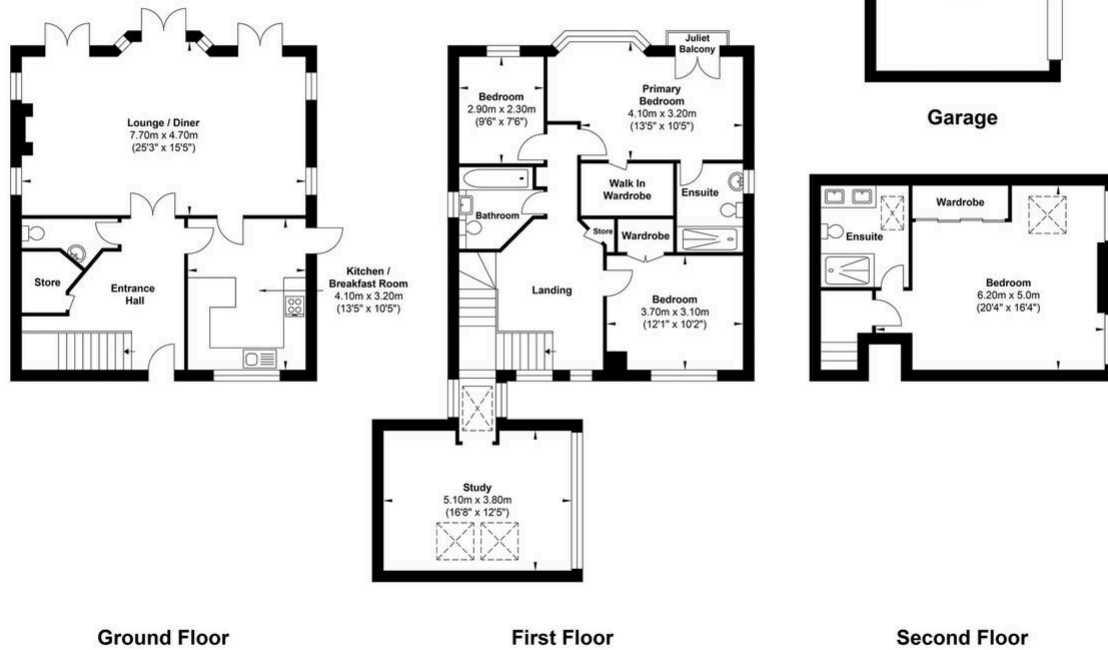
- This stunning, individually designed four bedroom detached house is nestled in a private corner position in popular Noak Bridge Village
- Double garaging with electric doors allow ease of parking with driveway in front and unique vaulted and glass fronted study /hobby room above
- Lounge and dining areas spanning the rear of the property with three bayed French doors opening onto the eye catching landscaped garden
- Landscaped low maintenance rear garden is a serene sanctuary offering initial patio, purpose built outdoor kitchen, pergola for relaxing and raised water feature with Koi and calm flowing water
- Set over three floors with two bedroom suites alongside two further double bedrooms and a family bathroom
- Offering in excess of 2000 square foot of accommodation
- Noak Bridge is a village with a real sense of community with local facilities including primary school, village hall, shops, local pub and doctors alongside the duck ponds and green spaces to enjoy
- Positioned within this small community yet minutes from access to the A127, local retail parks and short drive to Basildon, Laindon or Billericay mainline train stations
- Complete forward chain in place



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Gross Internal Floor Area : 190.47 m2 ... 2050.20 ft2

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Viewing Notes: