Brown & Brand

ESTAS ★★★★★ ESTATE AGENT AWARDS 2022 BEST AGENCY NETWORK The Guild of Property Professionals

Solby Wood View

Daws Heath, SS7 2FR

- Stunning almost new executive 4 bedroom home
- Sought after development close to Woodland
- Large lounge and luxury open plan Kitchen/Diner
- Imposing master suite with ensuite bathroom

Guide Price £775,000 - £800,000

Property Description

GUIDE PRICE £775,000 - £800,000

Located in this popular development and built in 2020, this stunning four-bedroom, four-bathroom detached family home offers spacious and modern accommodation throughout. The property features a large entrance hallway, bright dual-aspect lounge, and an impressive L-shaped kitchen/diner with integrated appliances and bi-fold doors opening onto the garden, along with a utility room and ground floor WC.

To the first floor are four generously sized double bedrooms, all benefiting from their own en-suite, with the principal bedroom also featuring fitted wardrobes. Externally, the rear garden is a good size and well maintained, while to the front there is a driveway providing ample off-road parking leading to a double garage.

ACCOMODATION COMPRISES
The accommodation is approached via a composite door with obscure glazed panelling to the side, giving access to:

ENTRANCE HALLWAY
16' 7" x 6' 7" (5.05m x 2.01m)
Featuring porcelain tiled flooring with underfloor heating and wall-mounted thermostat control. Smooth plastered ceiling with inset spotlights. Stairs rise to the first floor with a large under-stairs storage cupboard housing the electric meter and power supply. Door to the double garage and further doors leading to:

GROUND FLOOR WC
Comprising a two-piece suite with vanity sink unit and mixer tap, and low-level WC. Fully tiled walls and flooring. Smooth plastered ceiling with inset spotlights.

LOUNGE
21' 9" x 12' 7" (6.63m x 3.84m)
A bright dual-aspect room with double-glazed windows to the front and side, and bi-folding doors opening onto the rear garden. Features include underfloor heating, fitted carpet, a log burner, and air-conditioning unit. Double doors lead to:

L-SHAPED KITCHEN/DINER (22'6" X 17'2", REDUCING TO 9'10")
22' 6" x 17' 2" (6.86m x 5.23m)
DINING AREA
Double-glazed bi-folding doors with fitted thermal blinds opening onto the garden. Herringbone flooring with underfloor heating, built-in speakers and smooth plastered ceiling. Includes a bar area with integrated wine cooler.

KITCHEN AREA
Beautifully fitted with white soft-close gloss units at base and eye level, complemented by quartz worktops. Incorporates a one-and-a-half stainless steel sink with drainer and Quooker boiling tap. Features a five-ring induction hob with extractor above and tiled splashback, fitted electric oven and grill, and integrated dishwasher. Space for a large freestanding fridge freezer. Double-glazed window to the side, air-conditioning unit, inset spotlights, and herringbone flooring with underfloor heating. Door to:

UTILITY ROOM
8' 5" x 3' 10" (2.57m x 1.17m)
Quartz worktop with space and plumbing for washing machine and dryer below. Stainless steel sink with tap, and a large storage cupboard housing electrics. Herringbone flooring with underfloor heating, smooth plastered ceiling with inset spotlights, and a double-glazed door to the side.

FIRST FLOOR ACCOMODATION

LANDING
Fitted carpet, wall-mounted thermostat, loft access, and airing cupboard. Smooth plastered ceiling with inset spotlights. Doors to:

MASTER BEDROOM
24' 7" reducing to 13'2 x 14' 6" (7.49m x 4.42m)
A spacious room with double-glazed windows to the front, radiators to two walls, fitted wardrobes, and a dressing area. Door to:

EN-SUITE BATHROOM
Comprising his-and-hers vanity sinks with mixer taps, WC, large bath, and separate shower cubicle. Tiled walls and flooring, Velux window, heated towel rail, and inset spotlights.

BEDROOM TWO
10' 2" x 11' 9" (3.1m x 3.58m)
Double-glazed window to the side, radiator, and fitted carpet. Leads to a walk-in dressing room with extensive fitted storage, window, and radiator. Door to:

EN-SUITE SHOWER ROOM
Three-piece suite including shower cubicle, vanity sink unit, and WC. Tiled walls and flooring, heated towel rail, inset spotlights, and obscure double-glazed window.

BEDROOM THREE
12' 7" x 9' 2" (3.84m x 2.79m)
Double-glazed window to the side, radiator, fitted carpet, and smooth ceiling. Door to:

EN-SUITE SHOWER ROOM
Comprising vanity sink unit, WC, and shower cubicle. Tiled walls and flooring, heated towel rail, inset spotlights, and obscure window.

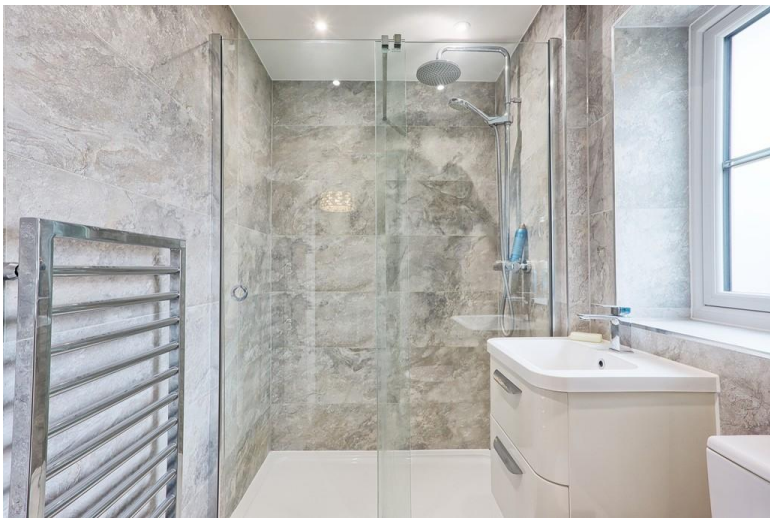
BEDROOM FOUR
12' 7" x 8' 7" (3.84m x 2.62m)
Double-glazed window to the front, radiator, and fitted carpet. Door to:

EN-SUITE SHOWER ROOM
Three-piece suite including shower cubicle, vanity sink unit, and WC. Tiled walls and flooring, heated towel rail, and inset spotlights.

EXTERNALLY

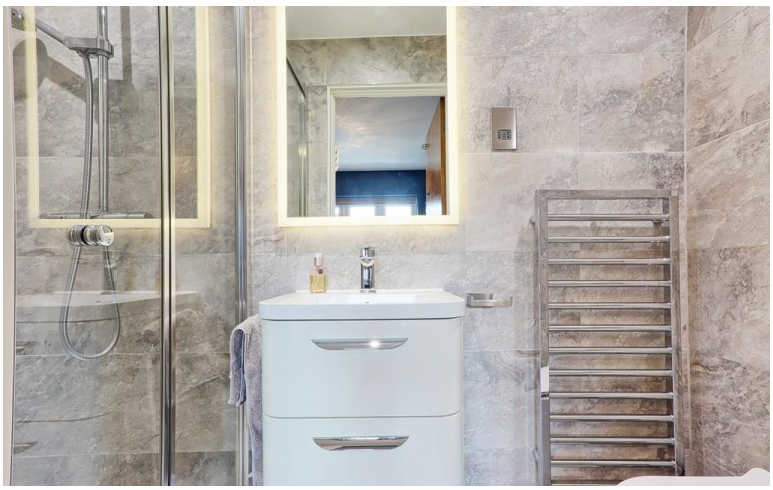
REAR GARDEN
Well-maintained with patio area and the remainder laid to lawn. Features include railway sleeper borders, side access, outside tap, external power points, and privacy fencing.

DOUBLE GARAGE
20' 10" x 22' 8" (6.35m x 6.91m)
Two electric roller doors, double-glazed door to the garden, and large cupboard housing boiler and heating system. Includes electric meter and EV charging point.



PARKING

Ample off-road parking to the front of the property via a block paved driveway



Material Information
Powered by kotini

Energy performance certificate (EPC)

3, Solby Wood View BENFLEET SS7 2FR	Energy rating **B**	Valid until:	**4 September 2029**
		Certificate number:	**8881-7431-6640-3655-9902**

Property type	Detached house
Total floor area	177 square metres

Rules on letting this property

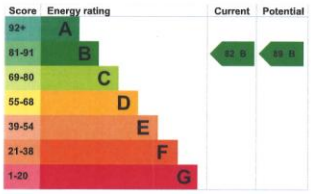
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is B. It has the potential to be B.

See how to improve this property's energy efficiency.



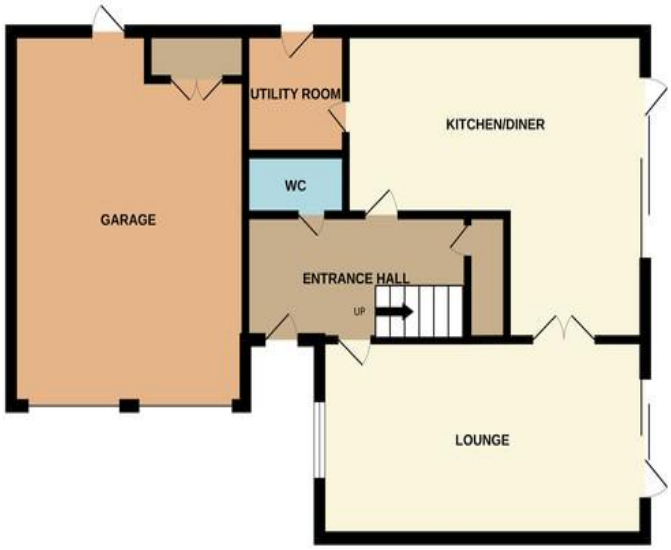
The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements