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today on 01268 777400**



ASPIRE



Church Road, Basildon Guide price £650,000

Aspire Estate Agents Basildon are delighted to present this impressive six double-bedroom detached family home, offering generous and versatile accommodation throughout and presented ready to move into.

The ground floor provides excellent family living space, featuring three well-proportioned reception rooms, including a bright and spacious lounge, a separate dining room ideal for entertaining, and an additional family room. A large, well-equipped kitchen is complemented by a separate utility room, while a downstairs WC and study add further practicality for modern family life.

To the first floor, the property boasts five genuine double bedrooms, all offering excellent space. The master bedroom benefits from fitted wardrobes and a private en-suite, while the remaining bedrooms are served by a large family bathroom, finished to a high standard.

Externally, the home continues to impress. The unoverlooked, low-maintenance rear garden backs onto an attractive open field and tree line, providing a peaceful and private setting. To the front, there is a driveway providing parking for up to five vehicles, making this an ideal home for growing families.

Situated within easy reach of the A127, the property offers excellent commuter access while remaining close to local amenities, reputable schools, and transport links including Laindon Station. This superb detached home combines space, privacy, and convenience in a highly sought-after location.

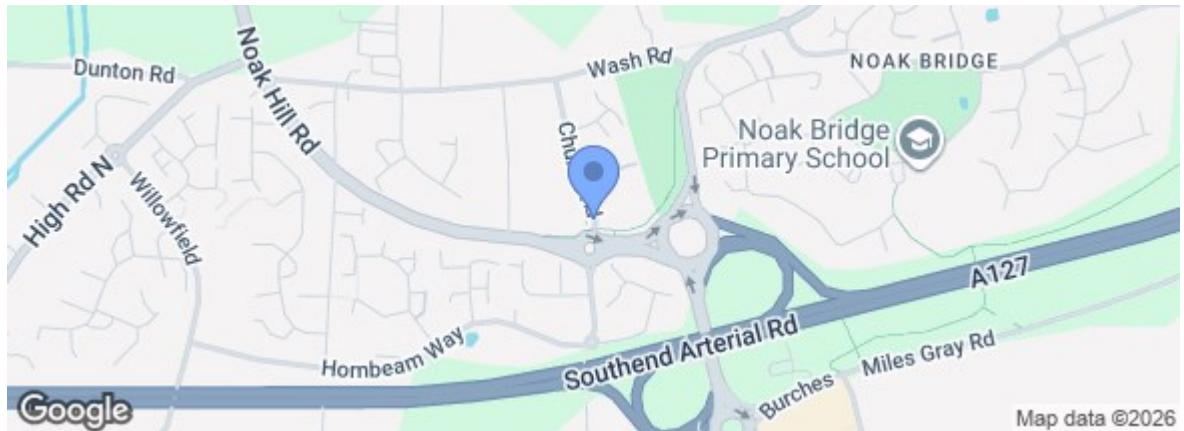
Room Dimensions	7'5" x 5'4" (2.26m x 1.63m) Narrowing to: 2'2" x 2'8" (0.66m x 0.81m)
Storm Porch	Outside
4'7" x 3'9" (1.40m x 1.14m)	
Entrance Hall	Rear Garden
23'4" x 5'6" (7.12m x 1.68m)	Driveway
Lounge	
17'5" x 14'5" (5.31m x 4.40m)	
Family Room / Dining Room	
16'0" x 14'1" (4.88m x 4.30m)	
Kitchen	
12'8" x 8'8" (3.86m x 2.64m)	
Utility Room	
8'7" x 4'9" (2.62m x 1.45m)	
Games / TV Room	
12'4" x 9'8" (3.76m x 2.95m)	
Study	
9'7" x 5'9" (2.92m x 1.75m)	
Cloakroom	
6'6" x 2'9" (1.98m x 0.84m)	
Bedrooms	
Bedroom One	
13'4" x 13'1" (4.07m x 3.99m)	
En-Suite to Bedroom One	
7'5" x 4'9" (2.26m x 1.45m)	
Bedroom Two	
15'6" x 9'8" (4.73m x 2.95m)	
Narrowing to: 5'5" x 3'8" (1.65m x 1.12m)	
Bedroom Three	
10'9" x 10'6" (3.28m x 3.20m)	
Narrowing to: 5'5" x 3'8" (1.65m x 1.12m)	
Bedroom Four	
10'0" x 9'8" (3.05m x 2.95m)	
Bedroom Five	
10'9" x 9'7" (3.28m x 2.92m)	
Bathroom	
Family Bathroom	

Church Road, Noak Bridge

Approximate Gross Internal Floor Area = 188.0 sq m / 2024 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		83	62
EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(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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