



\* £650,000- £700,000 \* MODERN DETACHED FAMILY HOME \* FOUR WELL-SIZED BEDROOMS \* LARGE DRIVEWAY CREATING AMPLE PARKING \* WEST FACING REAR GARDEN \* OUTBUILDING \* Proudly positioned on the desirable Daws Heath Road in Benfleet, this modern detached family home offers a perfect blend of comfort and style. With ample parking available on the driveway for up to four vehicles, convenience is at the forefront of this property. Inside, you will find four generously sized bedrooms, providing plenty of space for family living. The two reception rooms are ideal for both relaxation and entertaining, while the impressive kitchen-diner, complete with a central island and integrated appliances, is sure to delight any culinary enthusiast. The property boasts three well-appointed bathrooms, including a family bathroom, a master bedroom en-suite, and a convenient downstairs shower room, ensuring that all family members have their own space. Step outside to discover a beautifully landscaped west-facing rear garden, featuring a large, raised patio area that is perfect for hosting gatherings or enjoying quiet evenings outdoors. There is a fantastic outbuilding and the integral garage adds an extra layer of practicality to this already impressive home. Location is key, and this property is just a short walk from Hadleigh High Street, where you can find a variety of shops and amenities. Additionally, the nearby Castle and Cycle Track offer opportunities for outdoor activities and exploration. This delightful home is an excellent choice for families seeking a modern lifestyle in a vibrant community.

- Modern detached family home
- Ample parking on the driveway for up to four vehicles
- Family bathroom, master bedroom en-suite and downstairs shower room
- Short walk to Hadleigh High Street, Castle and Olympic Cycle Track
- Detached outbuilding, currently used as a games room/office with additional storage area
- Four good-sized bedrooms and two reception rooms
- West facing rear garden and integral garage
- Impressive kitchen-diner with centre island and integrated appliances
- Landscaped rear garden with large patio ideal for entertaining
- Easy access to A127 and major bus routes

## Daws Heath Road

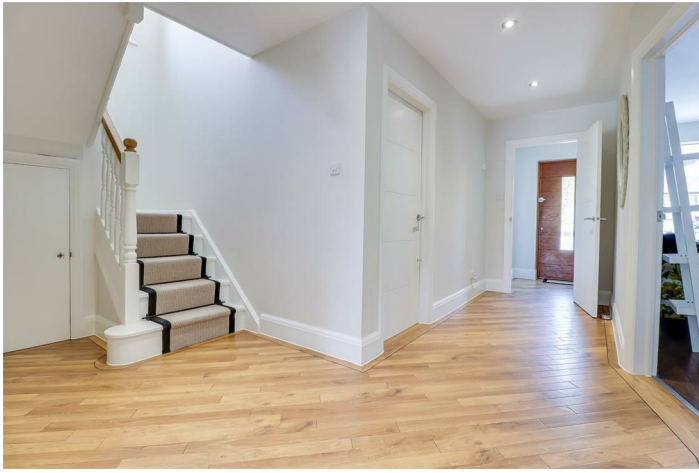
Hadleigh

**£650,000**

Price Guide



# Daws Heath Road



## Frontage

Paved driveway for four large vehicles, electric car charging point, side access to the rear garden, access to integral garage, access to:

## Entrance Hallway

4'7" x 4'5"

Solid wood entrance door to the front, smooth ceiling, Amtico flooring with decorative border, door to:

## Welcoming 'L' Shaped Hallway

Smooth ceiling with inset spotlights, center carpeted stairs and floor bars with understairs storage, access to all rooms including the integral garage, Amtico flooring with decorative border.

## Study/Reception Room Two

14'4" x 8'4"

Smooth ceiling, leadlight double glazed windows to the front, white column radiator, laminate flooring.

## Downstairs Shower Room

7'6" x 5'9"

Smooth ceiling with inset spotlights, extractor fan, obscured double glazed windows to the side, combined vanity unit wash basin and low-level WC, wall-hung storage cupboard, chrome heated towel rail, walk-in shower with drenched head, part tiled walls, tiled floor.

## Lounge

20'4" x 11'6"

Smooth ceiling, two vertical column radiators, double glazed French doors to the rear leading out to the garden with adjacent double glazed windows, real wood flooring.

## Integral Garage

17'4" x 9'4"

Electric up and over door to the front, concrete flooring, power, light, wall mounted combination boiler with a water tank, shelving, plumbing for washing machine and tumble dryer.

## Kitchen-Diner

20'4" x 11'4"

Smooth ceiling with inset spotlights, double glazed French doors to the rear opening onto the garden with adjacent double glazed windows, two vertical columns radiators, fully fitted kitchen comprising of; shaker style wall and base level units with a quartz worktop, center island with a breakfast bar, tall units housing the full-size fridge and full-size freezer plus the integrated microwave oven and grill, pan drawers, integrated AEG induction hob with an extractor fan above, integrated Bosch dishwasher, inset stainless steel sink and drainer with a chrome tap, quartz splashback, tiled flooring.

## First Floor Landing

Smooth ceiling, obscured leadlight double glazed windows to the side, large loft hatch, carpet, doors to all rooms:

## Bedroom One

17'4" > 13'0" x 9'4"

Smooth ceiling with inset spotlights, leadlight double glazed windows to the front, radiator, carpet, two floor to ceiling wardrobes, carpet, door to:

## En-Suite Shower Room

5'10" x 3'10"

Smooth ceiling with inset spotlights and an extractor fan, double walk-in shower with a drenched head, wall mounted wash basin, fully tiled walls and floor.

## Bedroom Two

15'10" x 10'5" > 8'5"

Smooth ceiling with two pendant lights, double glazed windows to the rear overlooking the garden and the allotment to the rear, radiator, laminate flooring, eaves recess for storage.

## Bedroom Three

15'10" x 10'5" > 8'5"

Smooth ceiling with two pendant lights, double glazed windows to the rear overlooking the garden and the allotments behind, wall mounted radiator, laminate flooring, eaves recess for storage.

## Bedroom Four

11'4" x 10'6"

Smooth ceiling with inset spotlights, double glazed windows to the front, wall mounted radiator, laminate flooring.

## Family Bathroom

6'10" x 5'8"

Smooth ceiling with inset spotlights, obscured double glazed windows to the side, tiled inset bath with a shower attachment, low-level WC, wall-hung wash basin, fully tiled walls and floor.

## West Facing Rear Garden

Commences with a raised patio area with the remainder laid to lawn, raised flower bed, outside lighting, outside tap, side access to the front driveway, additional patio and storage unit to the rear.

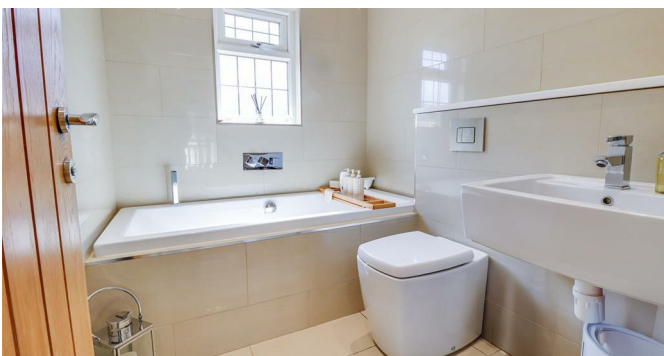
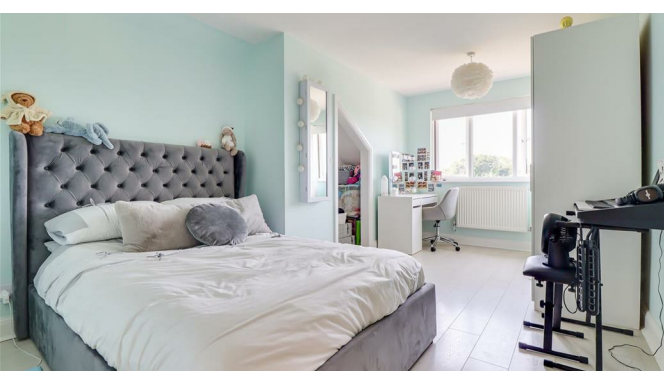
## Outbuilding

24'5" x 9'8"

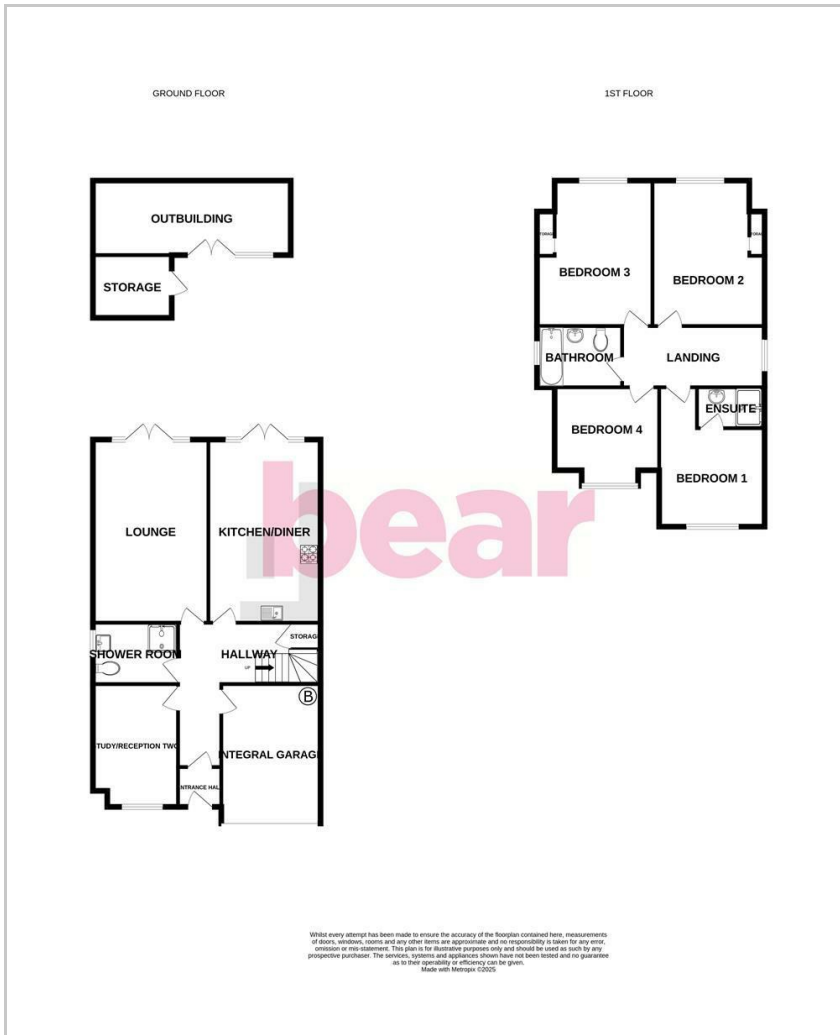
Smooth ceiling with inset spotlights, double glazed windows and French doors to the front, laminate flooring. Please note: there is a large storage area.

## Agents Notes:

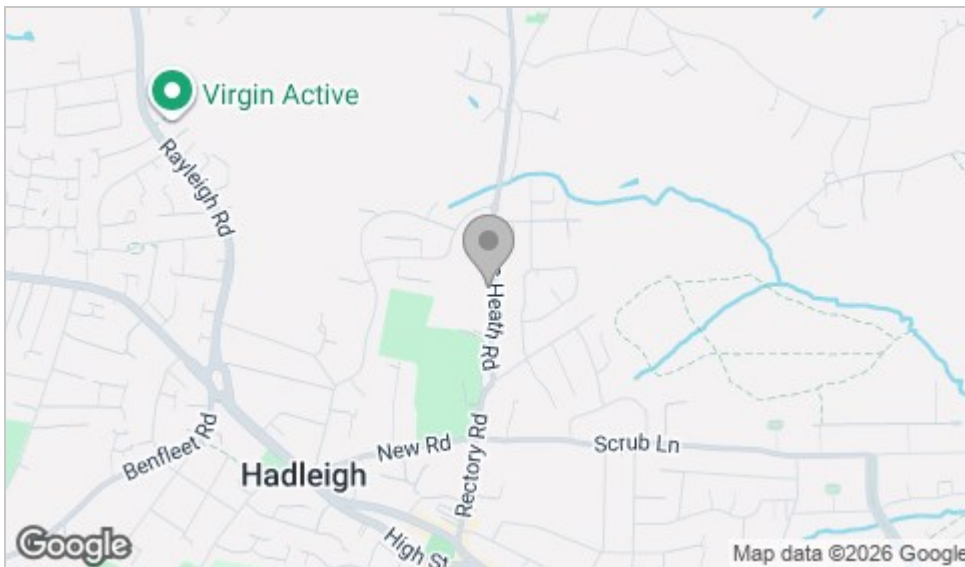
Council tax band: D



# Floor Plan



## Area Map



## Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph

