



14 The Saltings



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Benfleet

Essex

SS7 2BD

Guide price £500,000



Guide Price £500,000 - £525,000

This stunning recently renovated detached home is perfect for a growing family looking to up size somewhere with a spacious and modern feel throughout. The property has been beautifully decorated from top to bottom and comes with four great sized bedroom with en-suite to bedrooms one, immaculate family bathroom, bright lounge, downstairs cloakroom, utility room and newly fitted open planned kitchen/family room with bi-folding doors opening out to the lovely west facing rear garden providing an indoor/outdoor living space throughout those summer months. Located just off London Road in the centre of Hadleigh, you can discover and enjoy a wide variety of local shops, cafes and restaurants, local bus connections, a short walk from Hadleigh Park and Castle where you can enjoy lovely sea views and long walks all year round and a 6 minute drive from Benfleet Station where you can catch the train to London in under an hour.



## Entrance

Door into hallway comprising coved cornice to smooth ceiling, stairs leading to first floor landing, radiator, carpeted flooring, door into:

## Lounge

11'3 x 15'5 (3.43m x 4.70m)

Double glazed bay window to front with fitted shutters, coved cornice to smooth ceiling with pendant lighting, two radiators, engineered oak flooring, folding doors into family room.

## Family Room

14'6 x 20'0 (4.42m x 6.10m)

Kitchen - Range of floor to ceiling units with integrated double ovens, integrated fridge, integrated island centred with base level units and laminate work surfaces incorporating ceramic one and a half sink and drainer unit, induction five ring hob, integrated dishwasher, breakfast bar incorporated into work surface, linoleum flooring, radiator, smooth ceiling with fitted spotlights.



#### Utility Room

12'2" x 8'0" (3.73m x 2.44m)

Range of wall and base level units with laminate work surfaces above incorporating stainless steel sink and drainer unit with mixer tap, space for washing machine and tumble dryer, combination boiler wall mounted, radiator, consumer unit wall mounted, smooth ceiling with fitted spotlights, extractor fan, double glazed door to side providing access to rear garden, door to:

#### Downstairs Cloakroom

One piece suite comprising low level w/c, storage shelving, chrome heated towel rail, linoleum flooring, smooth ceiling with pendant lighting.

#### First Floor Landing

Coved coricing to smooth ceiling with pendant lighting, loft access, carpeted flooring, doors to:

#### Bedroom One

13'3" x 9'1" (4.06m x 2.77m)

Double glazed window to front, smooth ceiling with pendant lighting, laminate flooring, radiator, door to storage over stairs, door to:



Lounge/Diner - Coved coricing to smooth ceiling with velux double glazed windows to both sides, pendant lighting, wall mounted radiator, laminate flooring, double glazed bi-folding doors to rear, door to storage underneath stairs, door to:

### En-Suite

Three piece suite comprising double shower cubicle with rainfall shower over and hand held attachment, wash hand basin set into vanity unit, low level w/c, double glazed window to side, smooth ceiling with fitted spotlights, extractor fan, tiled flooring.

### Bedroom Two

10'5" x 8'5" (3.18m x 2.57m)

Double glazed window to front, coved cornice to ceiling with pendant lighting, radiator, laminate flooring, fitted wardrobes.



### Bedroom Three

11'8" x 8'11" (3.56m x 2.74m)

Double glazed window to rear, coved cornice to ceiling with pendant lighting, radiator, laminate flooring.

### Bedroom Four

8'0" x 7'1" (2.44m x 2.18m)

Double glazed window to rear, coved cornice to ceiling with pendant lighting, wood flooring, radiator.

### Bathroom

Three piece suite comprising 'P' shaped panelled bath, wall mounted wash hand basin, low level w/c, partially tiled walls, tiled flooring, double glazed obscure window rear, coved cornice to smooth ceiling with pendant lighting, chrome heated towel rail.

### Rear Garden

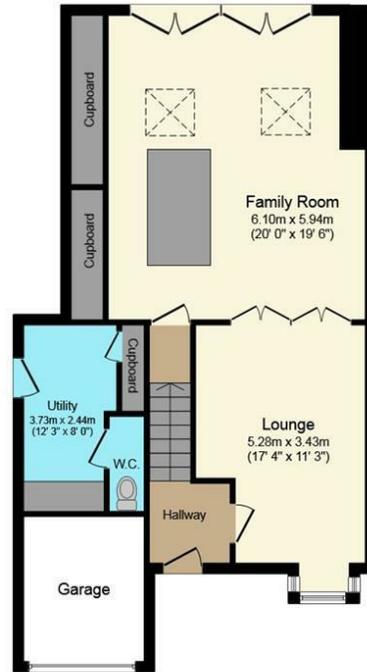
Large lawn area, shrubs, side gated access to front garden.

### Front Garden

Block paved border with shingle centre driveway providing off street parking for multiple vehicles, access to garage used for storage, side gated access to rear garden.

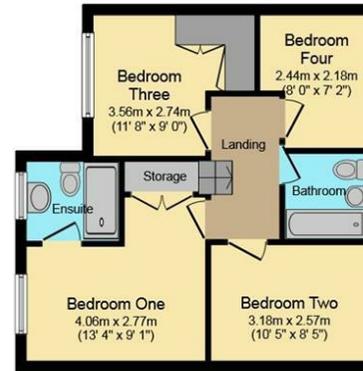






### Ground Floor

Floor area 66.4 sq. m. (715 sq. ft.)  
approx

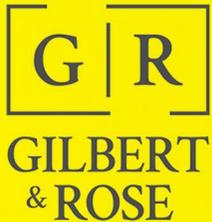


### First Floor

Floor area 43.9 sq. m. (473 sq. ft.)  
approx

Total floor area 110.3 sq. m. (1,187 sq. ft.) approx

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