



**2 Warby Close, Benfleet, Essex, SS7 5FN**  
**£600,000 Freehold**



**COUNTRYSIDE**  
**ESTATES**

\* COMPLETION JANUARY 2025 \* NEW BUILD DETACHED THREE BEDROOM BUNGALOW \* BUILT TO A HIGH SPECIFICATION \* SITUATED WITHIN A PRIVATE ROAD OF JUST THREE DWELLINGS \* OPEN PLAN KITCHEN FAMILY ROOM WITH VAULTED CEILING AND FITTED KITCHEN UNITS WITH INTEGRATED APPLIANCES AND QUARTZ WORKTOPS \* SEPERATE UTILITY ROOM \* UNDERFLOOR HEATING THROUGHOUT \* EN-SUITE SHOWER ROOM TO BEDROOM ONE \* VIEWING STRONGLY ADVISED

**Accommodation**

Composite part glazed entrance door, opening through to:

**Entrance Hall**

Tiled flooring, underfloor heating, smooth plastered ceiling, power points. Doors leading to:

**Open Plan Kitchen / Family Room**

34'0" x 122" (10.36m x 3.71m)

Bi-fold doors opening to rear garden, window to side aspect, skylights, smooth plastered vaulted ceiling, tiled flooring, underfloor heating, shaker style fitted kitchen by Manor Design with integrated NEFF appliances including induction hob with extractor fan over, oven, combi-oven/microwave, fridge freezer and dishwasher, quartz worktop, spotlight lighting, thermostat, TV and power points.

**Utility**

8'8" x 5'9" (2.64m x 1.75m)

Upvc double glazed door to side aspect, smooth plastered ceiling, tiled flooring, underfloor heating, fitted wall and base units, stainless steel sink with chrome mixer tap, space for washing machine and tumble dryer, power points.

**Bedroom One**

18'8" x 8'10" (5.69m x 2.69m)

Upvc door and window to rear aspect, carpet, smooth plastered ceiling, underfloor heating, thermostat, TV and power points.

**En-Suite Shower Room**

7'11" x 4'10" (2.41m x 1.47m)

Upvc double glazed obscure window to rear aspect, tiled flooring, underfloor heating, smooth plastered ceiling, fully tiled walls, spotlight lighting, vanity unit inset wash hand basin and chrome mixer tap, shower cubicle with glass door, concealed system W/C, chrome heated towel rail.

**Bedroom Two**

15'8" x 8'9" (4.78m x 2.67m )

Upvc Georgian style window to front aspect, carpet, smooth plastered ceiling, underfloor heating, thermostat, TV and power points.

**Bedroom Three**

12'0" x 8'10" (3.66m x 2.69m)

Upvc double glazed window to front aspect, carpet, smooth plastered ceiling, underfloor heating, thermostat TV and power points.

**Bathroom**

8'11" x 5'8" (2.72m x 1.73m)

Upvc double glazed obscure window to side aspect, tiled flooring, underfloor heating, smooth plastered ceiling, fully tiled walls, spotlight lighting, modern white suite comprising bath with tiled surround, shower cubicle with glass door, vanity unit with inset wash hand basin and chrome mixer tap, concealed system W/C, chrome heated towel rail.

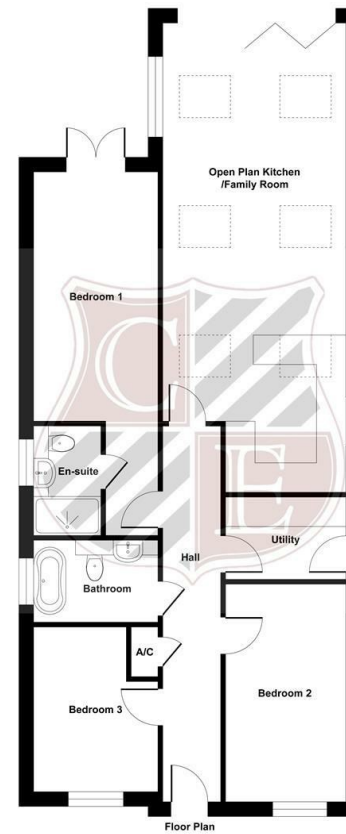
**Rear Garden**

37' reducing to 27' x 32' (11.28m reducing to 8.23m x 9.75m)

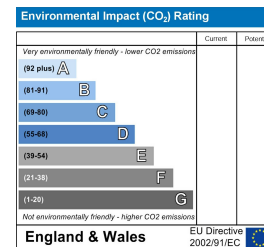
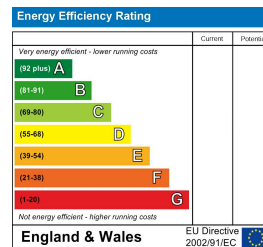
Landscaped west facing garden with a large patio area and fenced boundaries. Side access, external lighting, power supply and water tap.

**Front Garden**

Block paved driveway with ample off street parking for two vehicles.



Floor Plan  
Illustration for identification purposes only, measurements are approximate, not to scale. Produced by Elements Property



205 HIGH ROAD • BENFLEET • ESSEX • SS7 5HY

TEL: 01268 755555 EMAIL: benfleet@countrysideestates.co.uk

www.countrysideestates.co.uk



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