



COUNTRYSIDE  
ESTATES

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**Plot 1 66 Wavertree Road, Benfleet, Essex, SS7 5AP**

**£600,000 Freehold**

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NEW BUILD SEMI-DETACHED FOUR DOUBLE BEDROOM HOUSE \* BUILT TO A HIGH SPECIFICATION \* SITUATED IN SOUGHT AFTER LOCATION IN SOUTH BENFLEET \* OPEN PLAN KITCHEN FAMILY ROOM WITH FITTED KITCHEN UNITS, INTEGRATED APPLIANCES AND QUARTZ WORKTOPS \* UNDERFLOOR HEATING THROUGHOUT \* EN-SUITE SHOWER ROOM TO BEDROOMS ONE & TWO \* TEN YEAR NHBC BUILDING WARRANTY \* VIEWING STRONGLY ADVISED



### **Entrance Hall**

Composite entrance door opening to hall, tiled flooring, underfloor heating, smooth plastered ceiling, power points. Doors leading to:

### **Open Plan Kitchen / Family Room**

23'0" x 19'7" (7.01m x 5.97m)

Bi-folding doors opening to rear garden, smooth plastered ceiling, tiled flooring, underfloor heating, shaker style fitted kitchen with central island and breakfast bar 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, TV and power points.

### **Study**

8'8" x 8'5" (2.64m x 2.57m)

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

### **Ground Floor Cloakroom**

8'3" x 3'5" (2.51m x 1.04m)

Smooth plastered ceiling, tiled flooring, underfloor heating, half tiled walls, spotlight lighting, vanity unit with inset wash hand basin with chrome mixer tap, concealed system W/C.

### **Landing**

Carpet, smooth plastered ceiling, radiator and power points. Storage cupboard. Doors leading to:

### **Bedroom 1**

14'7" x 10'8" (4.45m x 3.25m)

Upvc double glazed window to rear aspect, carpet, smooth plastered ceiling, radiator, TV and power points.

### **Luxury Ensuite**

8'2" x 5'8" (2.49m x 1.73m)

Tiled flooring, smooth plastered ceiling, fully tiled walls, extractor fan, 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 2**

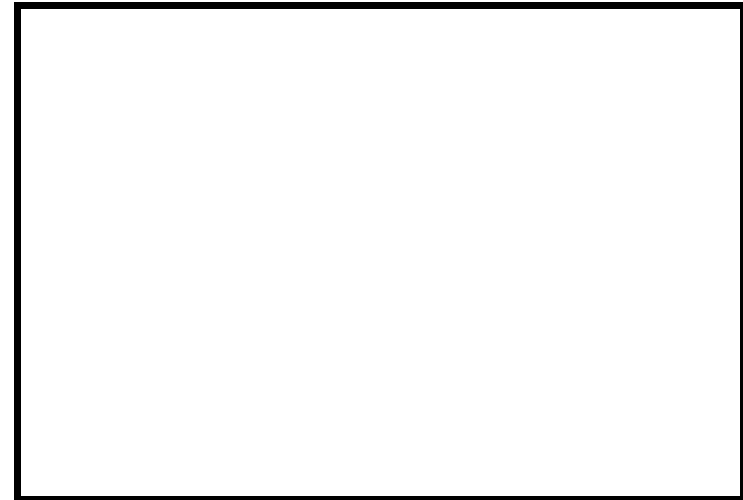
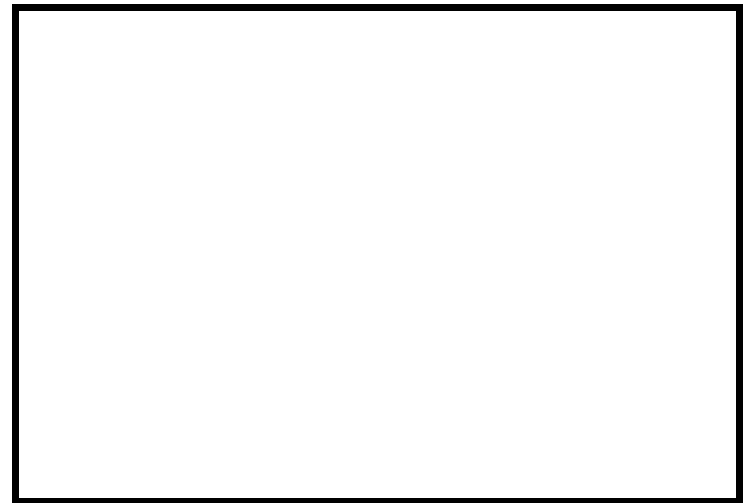
12'10" x 10'8" (3.91m x 3.25m)

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

### **Luxury Ensuite**

6'3" x 5'4" (1.91m x 1.63m)

Upvc double glazed obscure window to side aspect, tiled flooring, smooth plastered ceiling, fully tiled walls, extractor fan, 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 3**

14'6" x 8'8" (4.42m x 2.64m)

Upvc double glazed window to rear aspect, carpet, smooth plastered ceiling, radiator, TV and power points.

**Bedroom 4**

12'3" x 8'6" (3.73m x 2.59m)

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

**Luxury Family Bathroom**

9'10" x 6'3" (3.00m x 1.91m )

Upvc double glazed obscure window to side aspect, tiled flooring, 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**

approx 40' x 26' (approx 12.19m x 7.92m)

Landscaped garden with a large patio area and fenced boundaries. Access to garage, power, outdoor lighting and water tap.

**Front Garden**

Blocked paved driveway with off street parking with the remainder laid to lawn.

**Garage**

22'10" x 9'6" (6.96m x 2.90m)

Power and Lighting

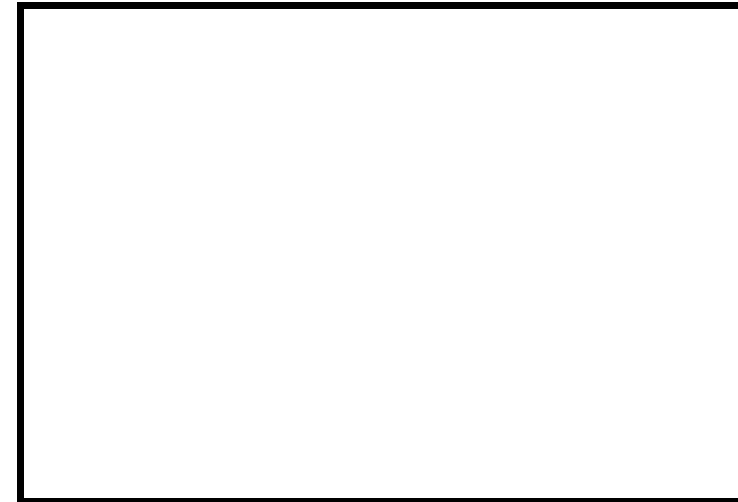
**Council Tax**

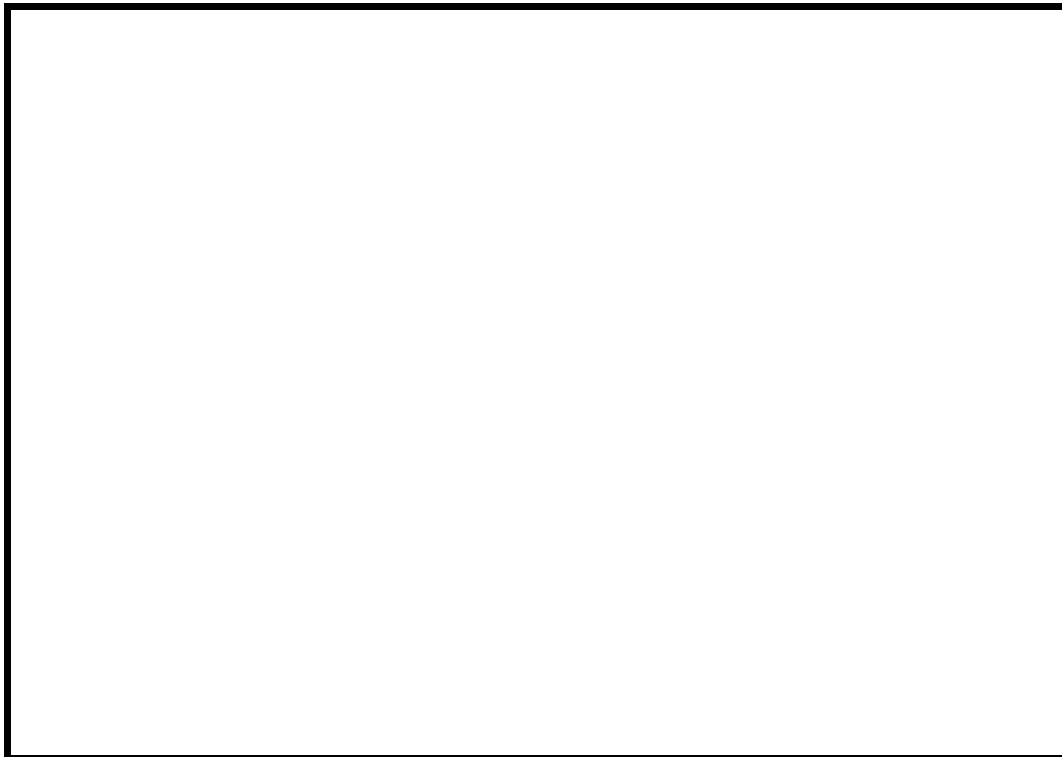
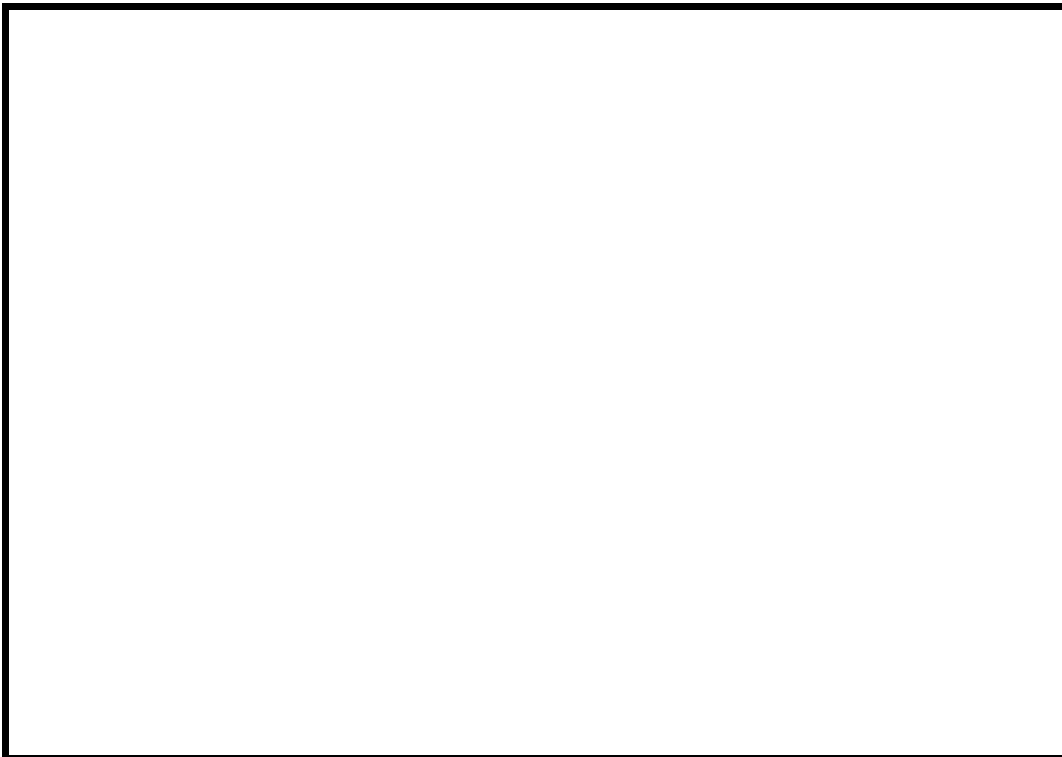
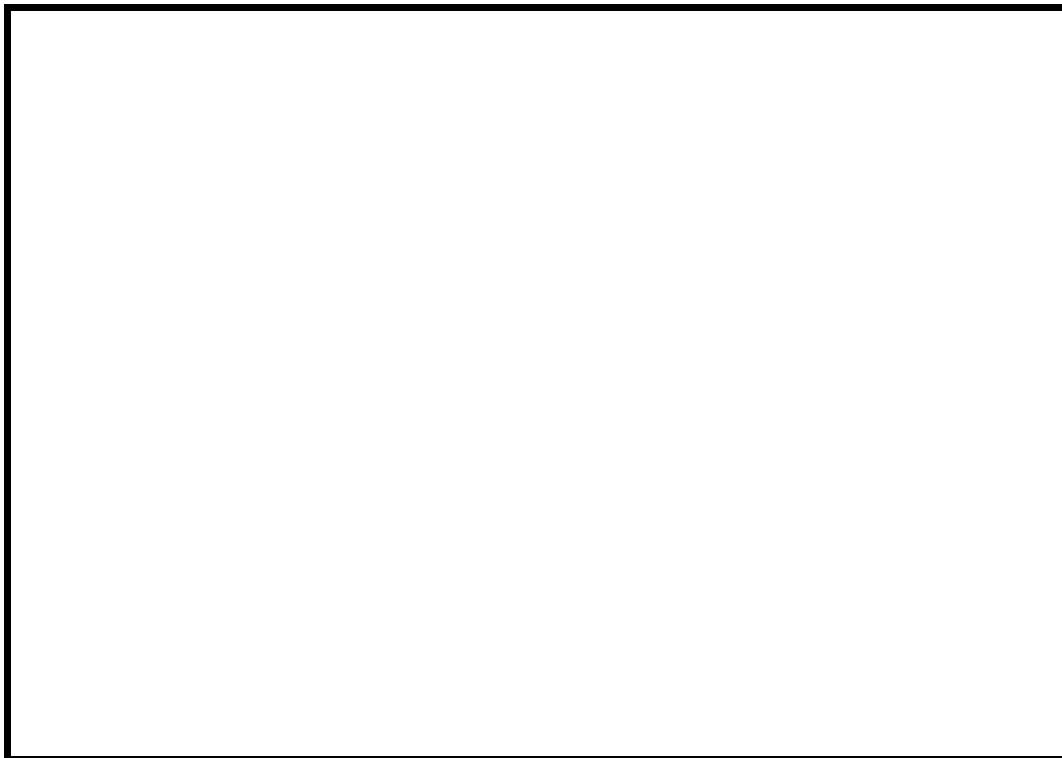
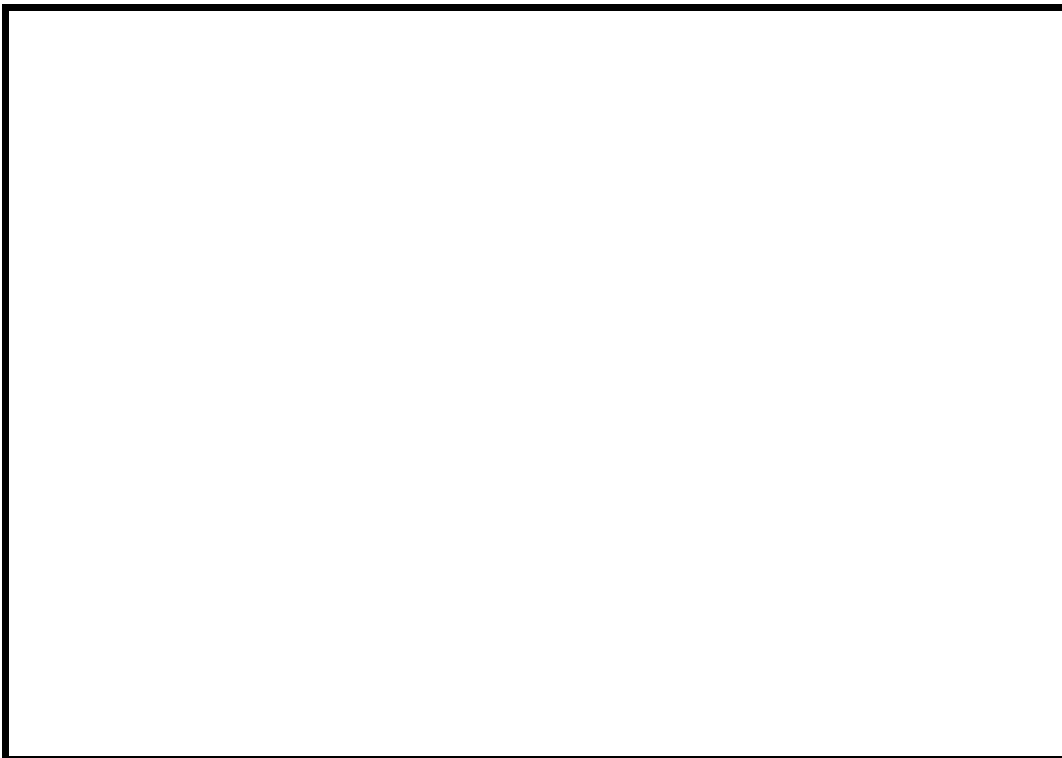
TBC

**Agents Note**

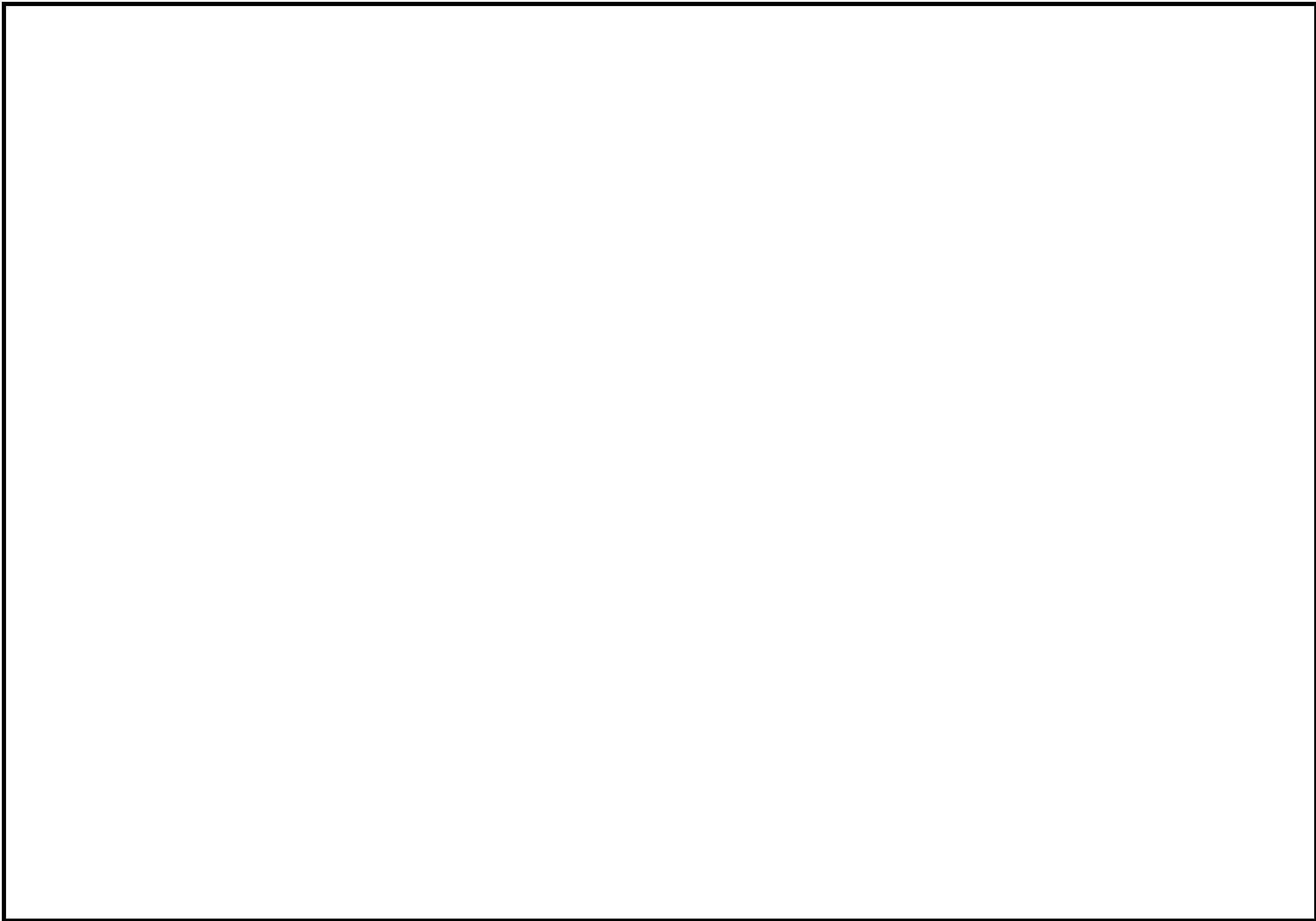
Some of the images used within this listing has been edited to provide an understanding of the finished construction and maybe used as marketing material for different plots.


Estate Agency Act 1979, Section 21 - in accordance with the Estate Agency Act 1979, Section 21, we confirm that the interested vendor of the property is a relative of the Director of Countryside Estates









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	