COUNTRYSIDE
ESTATES

3 Warby Close, Benfleet, Essex, SS7 5FN

£585,000 Freehold

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 FITTED KITCHEN UNITS WITH INTEGRATED APPLIANCES AND QUARTZ WORKTOPS * SOUTH FACING LANDSCAPED REAR GARDEN * UNDERFLOOR HEATING THROUGHOUT * EN-SUITE TO BEDROOM ONE * VIEWING STRONGLY ADVISED

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Accommodation
Composite part glazed entrance door, opening through to:

Entrance Hall

Tiled flooring, underfloor heating, smooth plastered ceiling, loft access, thermostat and power points. Doors leading to:

Open Plan Kitchen / Family Room 21'2" x 20'2" (6.45m x 6.15m)

Upvc sliding doors opening to side garden, obscure window to rear aspect, smooth plastered 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.

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Bedroom One 16'8" x 11'4" (5.08m x 3.45m)

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

En Suite 8'9" x 7'2" (2.67m x 2.18m)

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

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Bedroom Two 12'10" x 8'10" (3.91m x 2.69m)

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

Bedroom Three 9'5" x 9'0" (2.87m x 2.74m)

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

Bathroom 10'3" x 6'5" (3.12m x 1.96m)

Upvc double glazed obscure window to rear 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.

Garden approx 38' x 25' (approx 11.58m x 7.62m)

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

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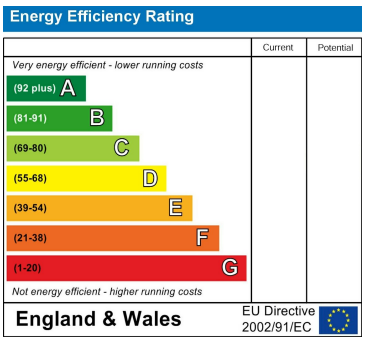
Front Garden

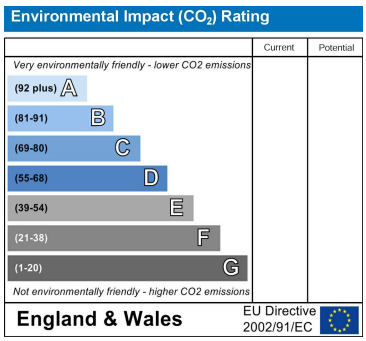
Block paved driveway with ample off street parking for two vehicles, the remainder laid to lawn.

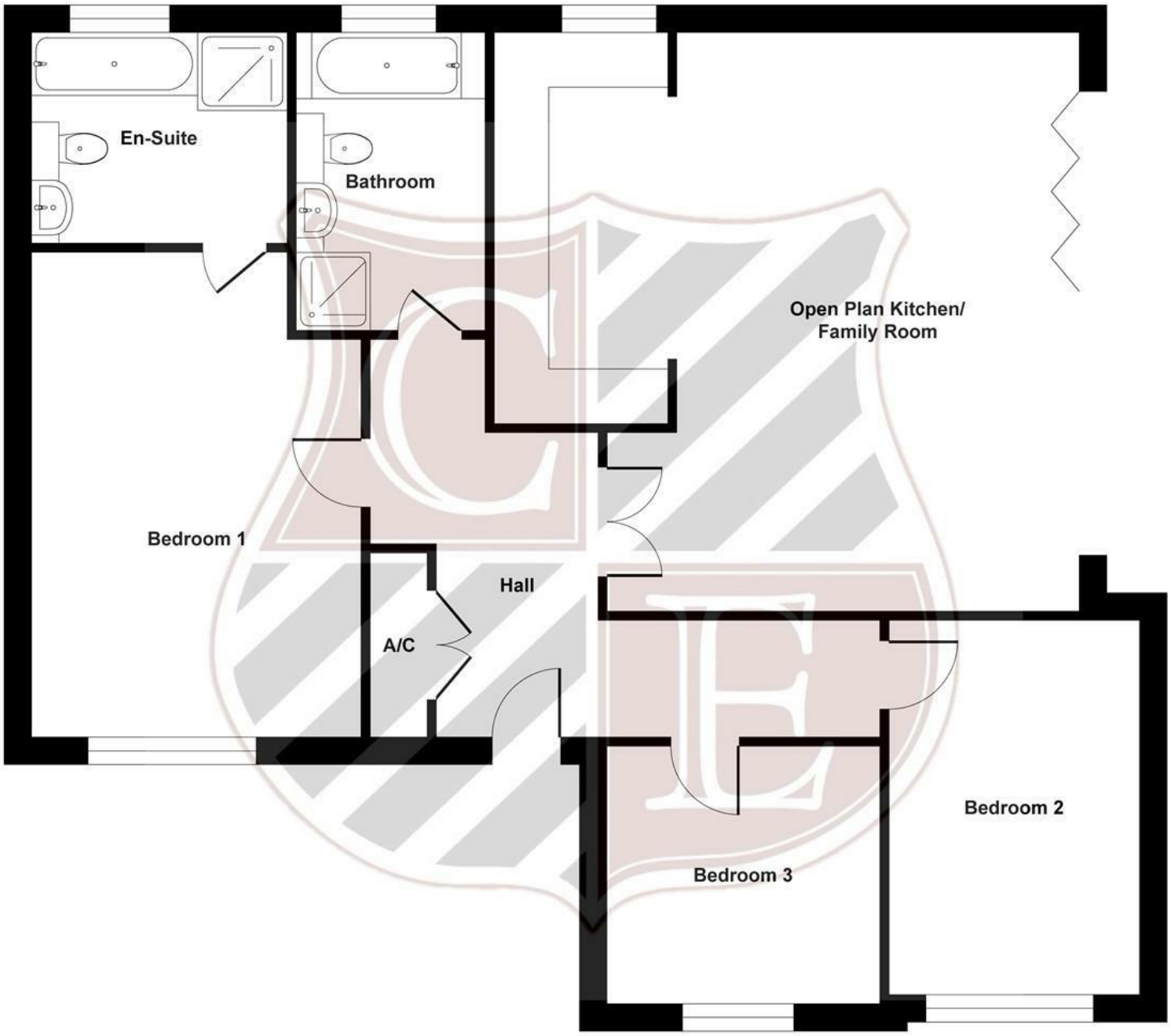
Council Tax
BAND TBC

Agents Notes
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







Floor Plan

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

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