

COUNTRYSIDE

ESTATES



2 Warby Close, Benfleet, Essex, SS7 5FN

£600,000 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 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

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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 12'2" (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.



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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.

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.

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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.



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Front Garden



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

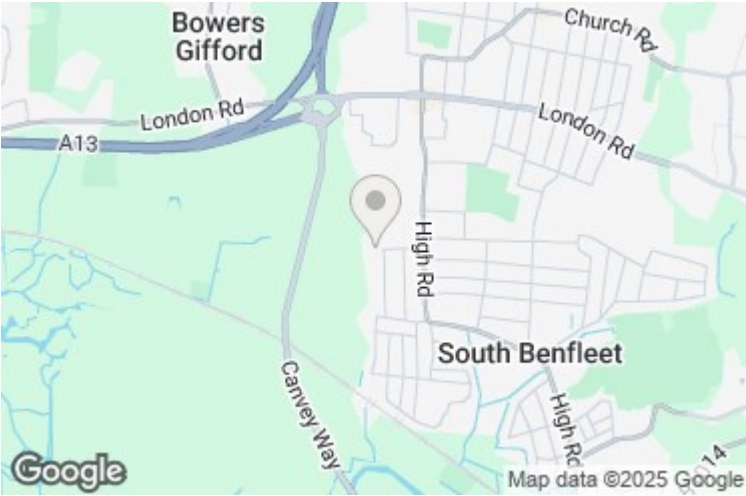
Council Tax
BAND TBC

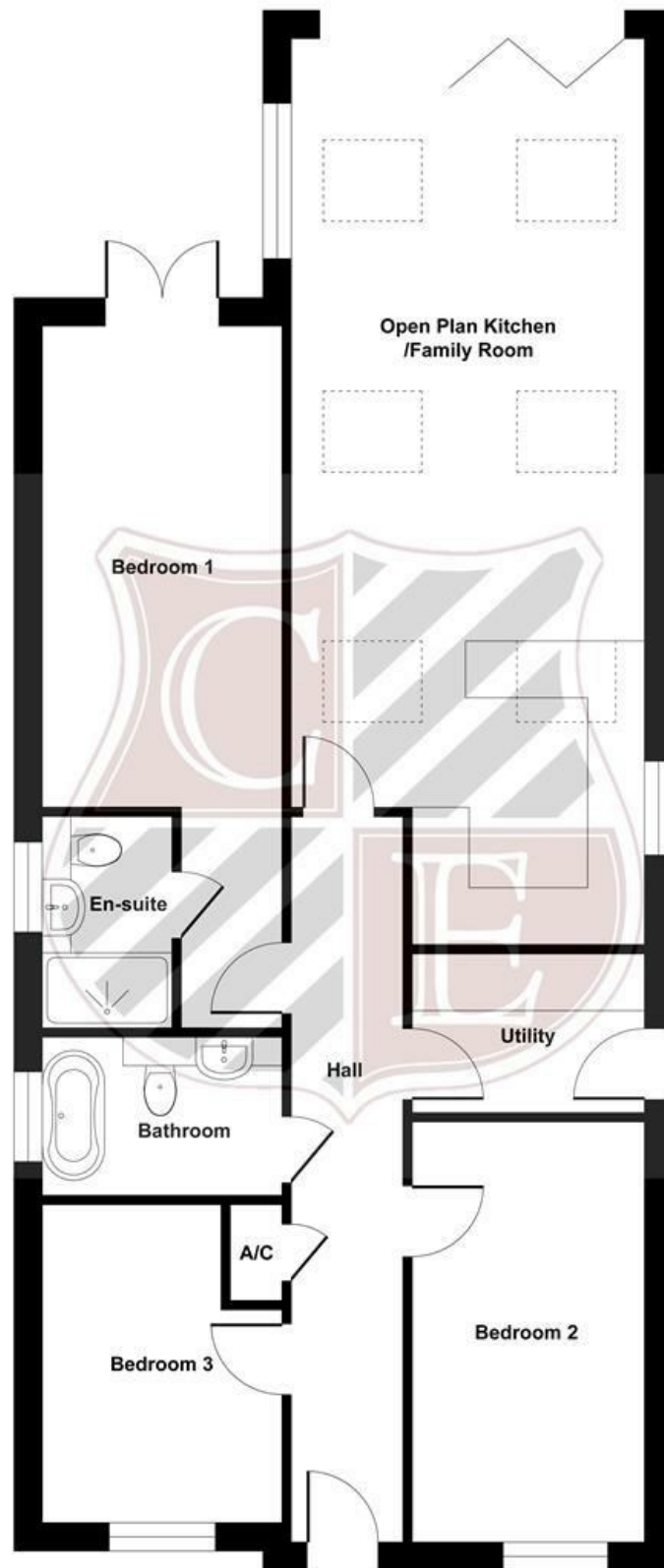
Agents Note
Some of the images used within this listing has been edited to provide an understanding of the finished construction and maybe used as marketing material for different plots.

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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





Floor Plan

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

205 High Road, Benfleet, SS7 5HY | 01268 755555 | sales@countrysideestates.co.uk | www.countrysideestates.co.uk



COUNTRYSIDE ESTATES (SALES) LTD | COMPANY No.: 11867260 (England)
REGISTERED ADDRESS: Matrix House 12-16 Lionel Road, Canvey Island, England, SS8 9DE | VAT No.: 332342143