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## **Willow House, 204 Kiln Road, Thundersley, SS7 1SL**

**Guide Price £725,000 Freehold**

GUIDE PRICE £725,000 - £735,000. BUILT IN 2019 AND LOCATED IN THIS PRIVATE GATED SETTING APPROACHED VIA ELECTRIC GATE, Detached four bedroom property offering excellent accommodation which includes large lounge, Luxury Kitchen/Diner plus study and utility room, whilst to the first floor are Four double bedrooms with two having En - Suites, and further family bathroom with separate shower cubicle.

Externally the property enjoys a secluded 70ft. landscaped south backing garden and ample parking plus large garage, located within just short walk of King John school and minutes drive of Hadleigh town centre.

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**Entrance Hall 20'6 (6.25m)**



Covered front door alcove with chrome recessed LED light fittings over, composite door with side panel leading to lovely spacious hall, tiled floor with underfloor heating, stairs to first floor with oak hand rail, inset ceiling lights, double built in cloaks cupboard, under stairs cupboard housing underfloor heating manifold, and pressurised hot water tank and hanging rails, personal door to garage.



**Cloakroom 3'3 x 6'6 (0.99m x 1.98m)**

Modern white suite comprising of close coupled wc with dual flush push button control, vanity wash hand basin with mixer tap and cupboard under and tiled splash back, tiled floor with underfloor heating, inset ceiling lights, window to flank.

**Lounge/Dining area 27'4 x 12'7 (8.33m x 3.84m)**



A bright and spacious room with French doors and full height side panels to rear, window to flank, underfloor heating, satellite and TV aerial points, double doors to kitchen, feature quartz fireplace with electric flame effect fire.



**Study 10'2 x 8 (3.10m x 2.44m)**



Bay window to front, tiled floor with underfloor heating, fitted units with worktop, TV point.

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## Luxury Kitchen/Diner 22 x 10'2 (6.71m x 3.10m)



French doors with side panels to rear and window to flank, fitted with excellent range of light grey coloured base and wall units, drawer pack unit, quartz worktops and granite upstands, inset 1.5 sink with Franke chrome tap, AEG integrated double oven and microwave above, gas hob with extractor hood, integrated fridge/freezer and dishwasher, wine cooler, tiled floor with underfloor heating.



## Utility Room 6'2 x 5'6 (1.88m x 1.68m)



Door to side, matching units with quartz worktop, Franke sink with mixer tap, full height cupboard housing gas boiler, plumbed for washing machine, extractor fan, inset ceiling lights, tiled floor with underfloor heating, wall mounted hanging rails.

## Landing



A lovely spacious landing with Velux roof window over stairs, inset ceiling lights, built in cupboard with shelving, radiator, loft access.

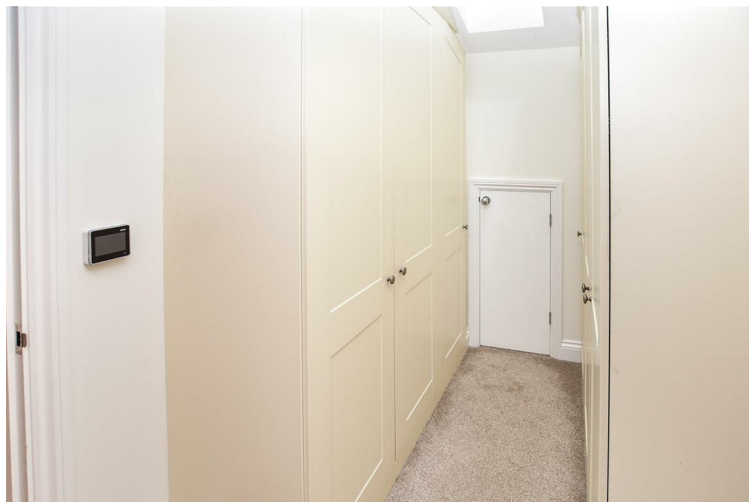
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## Bedroom One 15'1 x 14'5 (4.60m x 4.39m)



Window to front, radiator, inset ceiling lights, satellite and TV points.

## Dressing Room 6'6 x 6'4 (1.98m x 1.93m)



Remote controlled velux window, inset ceiling lights, two double and two single fitted wardrobes, eaves cupboard, door to En - Suite.

## Luxury En - Suite Bath/shower Room 8'3 x 5'6 max (2.51m x 1.68m max)



Velux roof window with Velux duo blind, modern white suite comprising of Shower bath with shower screen, hand held and

over head shower, close coupled wc with dual flush push button control, vanity unit with wash hand basin with mixer tap and cupboard under, inset ceiling lights, extractor fan and shaver point, tiled floor, half tiled walls and full tiling to bath area, chrome towel rail.

## Bedroom Two 15'7 x 10'3 (4.75m x 3.12m)



Window to rear, built in cupboards and fitted headboard unit, TV point, radiator.

## En - Suite Shower Room 8'3 x 5'6 max (2.51m x 1.68m max)



Window to flank, white suite comprising of fully tiled shower cubicle, close coupled wc with dual flush push button control, vanity wash hand basin with mixer tap and cupboard under, inset ceiling lights, extractor fan and shaver point, chrome towel radiator, tiled floor.

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## Bedroom Three 20 max x 10'3 (6.10m max x 3.12m)



Window to rear, built in cupboards, TV point, inset ceiling lights, fitted headboard unit, radiator.

## Bedroom Four 13'7 x 10'7 (4.14m x 3.23m)



Window to front, radiator, TV point, built in cupboard, inset ceiling lights.

## Luxury Bathroom



Two windows to flank, white suite comprising of bath with mixer tap and shower screen, close coupled wc with dual flush push button control, vanity wash hand basin with mixer tap and cupboard under, extractor fan and shaver point, tiled floor, chrome towel rail, inset ceiling lights, fully tiled shower cubicle.

## Rear Garden 70 (21.34m)

A secluded south backing landscaped garden, close boarded fencing to boundaries, large neat lawn area, established trees, external lighting to rear and side plus high level security light, patio area with awning having opening roof, wide side entrance with gate to front, lighting and water tap,



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**Garage 10'5 x 23 (3.18m x 7.01m)**



Electric up and over door, side window, door to hall, sink unit, ample space for washing machine/tumble drier, inset lights and power points.



**Built 2019 balance of NHBC warranty**

**Council Tax Band F**

## Front Garden



Large front gardens with established plants, electric sliding gate operated by fob and mobile phone, numerous lights, own block paved driveway with ample parking.

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  | 86                      | 91        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | 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) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |

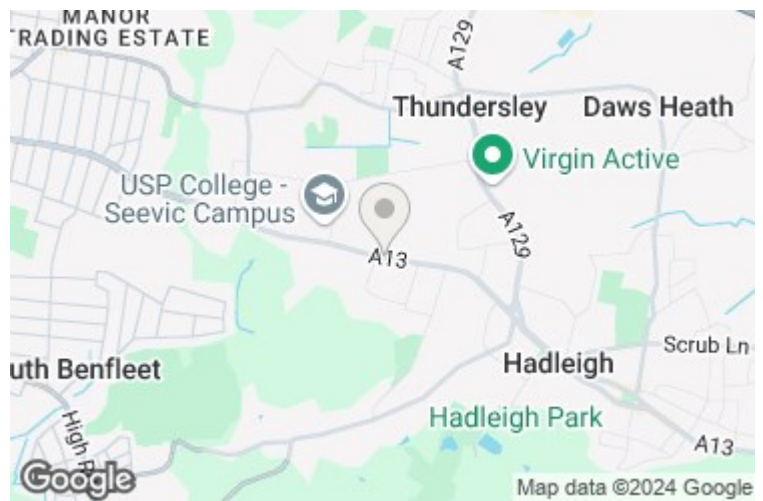




Illustration for identification purposes only, measurements are approximate, not to scale.  
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