



Solby Wood, Benfleet

Offers Over £660,000

home.

# 3 Solby Wood

## Benfleet

### SS7 2FQ



- Contemporary Family Home Offered with No Onward Chain
- Impressive Open Plan Living and Entertaining Space
- High Specification Kitchen with Granite Worktops with Built-in Sonos Audio System
- Integrated Neff Appliances and Quooker Boiling Water Tap
- Flexible Ground Floor Room Ideal as Bedroom Office or Playroom
- Three Generous Double Bedrooms with Fitted Storage
- Stylish En Suite and Four Piece Family Bathroom
- Landscaped Rear Garden Designed For Low Maintenance Living
- Detached Garage, Off Street Parking, Electric Car Charging and CCTV Security
- Excellent Location Surrounded by Woodland Walks, Major Road Links and Shops

#### Interested?

Give us a call or request a viewing below. Our team are always on-hand and willing to help you.

01702 480 033





Home Estate Agents are proud to present this exceptional contemporary family home, set in Daws Heath and offered for sale with no onward chain, making it an ideal move for buyers seeking both quality and convenience.

This beautifully finished property has been designed with modern lifestyles in mind, offering a superb balance of open-plan living and versatile accommodation. Upon entering, you are welcomed by a striking entrance hall, where a feature staircase immediately showcases the home's stylish and considered design.

The standout feature is the expansive open plan living space, effortlessly combining lounge, dining and kitchen areas to create a sociable and light-filled environment. The kitchen itself is finished to a high specification, complete with granite worktops, integrated Neff appliances and a Quooker tap, while the built-in Sonos system adds an extra layer of modern living. Bi-folding style doors open out to the rear garden, enhancing the sense of space and providing a seamless indoor to outdoor transition.

The ground floor further benefits from a separate utility room, a sleek cloakroom and a flexible additional room which can serve as a fourth bedroom, playroom or home office, catering perfectly to changing family needs, and a downstairs W/C.

Upstairs, the property continues to impress with three generous double bedrooms, all thoughtfully designed with fitted storage. The principal bedroom offers a calm and spacious retreat, while the second bedroom benefits from its own en-suite. A stylish four-piece family bathroom completes the first floor, finished with contemporary fittings.

Externally, the rear garden has been landscaped for ease of maintenance, offering a private space for entertaining and relaxation. A substantial garage, off-street parking, electric vehicle charging point and CCTV system further enhance the practicality and security of this superb home.

### Accommodation Comprises

The property commences with a paved off street parking space to the garage, electric car charging point, external wall lighting, CCTV. Tiled pathway with front garden with artificial grass plus flower bed border leading to storm porch with external wall lighting. Composite entrance door with double glazed obscure panel leading into:

### Entrance Hallway

Wood effect porcelain tiled flooring with underfloor heating, skirting, spotlighting, carpeted stairs with glass balustrade leading to first floor landing with understairs storage cupboard. Door to:

### Downstairs WC

Porcelain tiled flooring with underfloor heating, porcelain tiled walls, spotlighting, extractor fan, WC, wash hand basin with mixer tap and vanity storage beneath, wall mounted mirror with light and vanity.

### Playroom/Bedroom Four/Home Office

10'11 x 8'8

Carpeted with underfloor heating, skirting, ceiling light, double glazed window to front aspect with shutters.

### Open Plan Lounge/Kitchen/Diner

### Lounge Area

15'2 x 11'5

Wood effect porcelain tiled flooring with underfloor heating, skirting, ceiling light, double glazed boxed bay window front aspect with shutters, feature fireplace with stone surround and hearth (ready for gas fire to be installed). Open to:

### Dining Room Area

17'6 x 8'9

Continuation of wood effect porcelain tiled flooring with underfloor heating, skirting, ceiling light, double glazed bi-folding doors with shutters leading to the garden. Open plan to:

### Kitchen

11'7 x 8'9

Continuation of wood effect porcelain tiled flooring with underfloor heating, skirting, spotlighting, double glazed UPVC French doors leading to the garden, double glazed windows to the rear aspect with shutters, access to the utility room, built-in Sonos ceiling speakers. The kitchen is fitted to include a range of base units with granite worksurfaces and matching eye level wall mounted units, inset one and a half sink with drainer and Quooker instant boiling water mixer tap, granite splashback, fitted NEFF appliances include dishwasher, double oven, four ring induction hob with extractor over and fridge freezer, peninsular island with breakfast bar area. Access to:

### Utility Room

5'7 x 5'4

Continuation of wood effect porcelain tiled flooring with underfloor heating, skirting, spotlighting, extractor fan, base units with granite worksurface with matching splashback, inset sink with drainer and stainless steel mixer tap, space for washing machine and tumble dryer, Ideal combi boiler.

### First Floor Landing

Carpeted, skirting, spotlighting, double glazed window to front aspect with shutters, access to the insulated loft with power and lighting via drop down loft ladder (ability to be converted into a loft conversion), radiator. Doors to:

### Bedroom One

21'7 x 11'1

Carpeted, skirting, double glazed window to front aspect with shutters and double glazed window to rear aspect with shutters, fitted wardrobes, two ceiling lights, radiator.

### Bedroom Two

11'2 x 9'6

Carpeted, skirting, ceiling light, double glazed window to rear aspect with shutters, fitted wardrobes, radiator. Door to:





### **En-Suite Bathroom**

6'10 x 3'10

Porcelain tiled flooring and walls, spotlighting, extractor fan, walk-in shower cubicle, wash hand basin with vanity storage beneath, WC, wall mounted mirror with lighting, heated towel rail.

### **Bedroom Three**

11'2 x 9'11

Carpeted, skirting, ceiling light, double glazed window to front aspect with shutters, fitted wardrobe, radiator.

### **Bathroom**

Porcelain tiled flooring and walls, panelled bath with mixer tap and shower attachment, wash hand basin with mixer tap and vanity storage beneath, WC, shower cubicle, double glazed window to rear aspect with shutters, heated towel rail.

### **Externally**

#### **Rear Garden**

The rear garden commences with a granite paved patio area, external wall lighting, access to the front of the property via side gate and garage, water tap and external power point, space for hot tub with plumbing and electrics. The remainder of the garden is laid with artificial lawn with a raised flower bed border to the rear.

#### **Garage**

23'8 x 11'2

Detached brick built garage with concrete flooring, power, lighting, exposed brick walls, rafter storage, electric up and over door to the front and UPVC door to the side leading to the garden.









## Property Details

4 Bedrooms  
3 Bathrooms  
2 Reception Rooms  
House - Detached

Approx. sq ft  
EPC band: B  
Tenure: Freehold  
Council Tax Band: G

£660,000



TOTAL FLOOR AREA : 1531 sq.ft. approx.  
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