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## **Drake Close, Benfleet £350,000**

What a fantastic Location! A five minute drive to King John School, close to local shops/transport links and if your feeling energetic only a five minute walk to Virgin Active Gym. The Cul De Sac setting of this great family home along with three great sized bedrooms, open plan kitchen/breakfast room, spacious lounge/diner, modern bathroom, low maintenance rear garden with rear access and off street parking really shows this is a property that ticks all the boxes.

## Property Details

Entrance - Double glazed door opening to the hallway

Hallway - 3.45m x 1.14m (11'4 x 3'9) - Double glazed window pane to front, storage cupboard, oak effect laminate flooring, radiator, stairs leading to the first floor, door opening to the lounge.

Lounge/Diner - 5.44m x 3.71m (17'10 x 12'2) - UPVC double glazed window to front, chimney breast with feature fireplace, dado rail, smooth plastered and coved ceiling, storage cupboard, oak effect laminate flooring, radiator, glazed double doors opening to the kitchen/breakfast room.

Kitchen/Breakfast Room - 4.60m x 2.59m (15'1 x 8'6) - A range of wall and base units with worktop incorporating a breakfast bar, tiled splash back, one and a half bowl stainless steel sink drainer with stainless steel mixer tap over, Range cooker to remain with stainless steel splash back and extractor hood above, integrated dishwasher, space for washing machine and fridge/freezer, smooth plastered ceiling, tiled floor, two UPVC double glazed window to rear, UPVC double glazed door opening to the garden, radiator.

Landing - Carpet flooring continued from the stairs, loft access, doors opening to

Bedroom One - 4.80m x 2.54m (15'9 x 8'4) - UPVC double glazed window to front, carpet flooring, radiator.

Bedroom Two - 3.18m x 2.54m (10'5 x 8'4) - UPVC double glazed window to rear, carpet flooring, radiator.

Bedroom Three - 3.48m x 1.93m (11'5 x 6'4) - UPVC double glazed window to front, carpet flooring, built in wardrobe/cupboard, radiator.

Family Bathroom - 2.26m x 1.70m (7'5 x 5'7) - A modern three piece suite comprising of a P shaped bath with stainless steel taps, wall mounted T bar stainless steel shower with curved glass screen over the bath, vanity unit housing the hand wash basin with stainless steel mixer tap over, low level closed coupled w/c with chrome effect push button flush, fully tiled walls in a natural coloured mosaic effect, tiled floor, chrome effect heated towel rail, smooth plastered ceiling with inset spotlights, obscure UPVC double glazed window to rear.

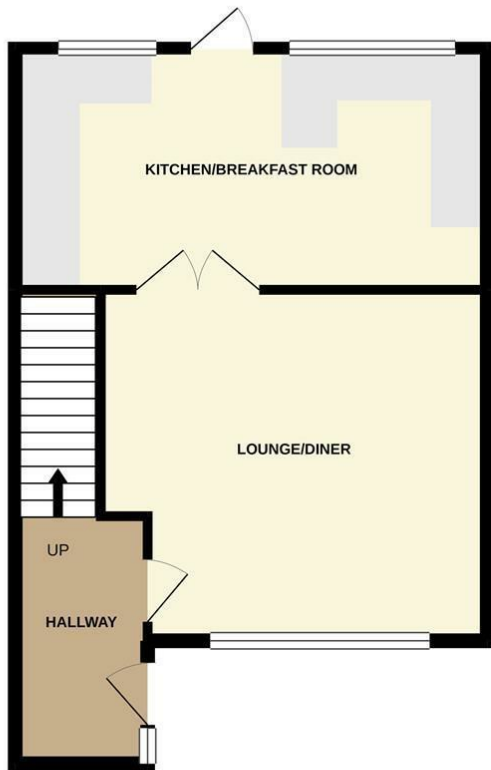
Rear Garden - A low maintenance rear garden with gate located at the rear providing rear access, commencing with a blocked paved patio in a circular pattern, borders

housing a variety of flowers, shrubs and bushes,

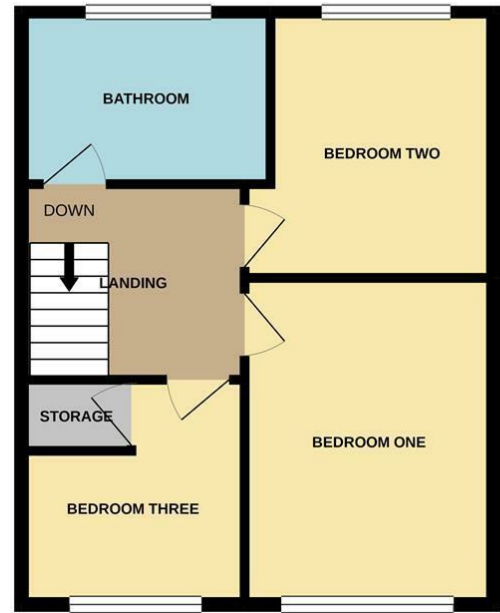
Frontage - A block paved driveway providing off street parking, gate at the rear of the garden provides rear access.

Agents Note - The vendor has advised that the solar panels on the property are owned outright and belong to the property providing a fantastic benefit.

GROUND FLOOR

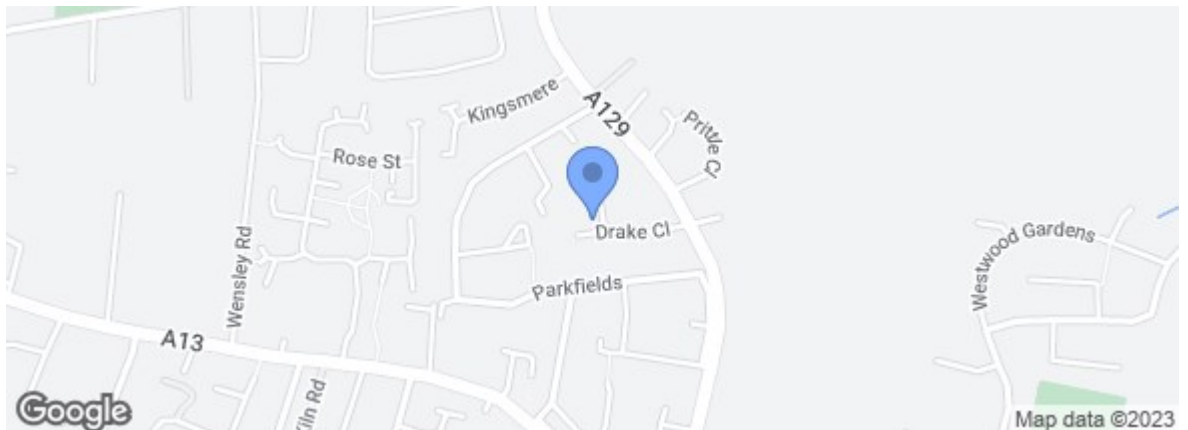


1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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			
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	



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