

*To arrange a viewing contact us  
today on 01268 777400*



## **Sellars Way, Basildon Guide price £675,000**

Aspire Estate Agents Basildon are delighted to present this beautifully maintained four-bedroom detached family home, perfectly situated on the ever-popular Sellars Way, SS15. Offering an exceptional standard of finish, spacious interiors, and a modern layout throughout, this property is ideal for growing families seeking comfort, style, and convenience.

Welcome to Sellars Way, where modern design meets family-friendly living. This immaculate detached home offers a perfect blend of space and practicality.

Upon entering, you're greeted by a bright and welcoming entrance hallway, featuring built-in storage and access to the ground floor W.C. The spacious lounge offers a warm and comfortable setting, complete with dual aspect double-glazed windows allowing natural light to fill the room — perfect for relaxing evenings or entertaining guests.

The heart of this home is the open-plan kitchen/diner, fitted with stylish wall and base units, integrated appliances, and ample dining space — making it ideal for family gatherings. Double glazed French doors lead directly to the garden, creating a seamless indoor-outdoor flow. A separate utility room adds convenience, providing extra storage and appliance space.

Upstairs, the property continues to impress with four generously sized bedrooms. The master bedroom features built-in wardrobes and a contemporary en-suite shower room, while the remaining bedrooms offer flexibility for children, guests, or a home office setup. A modern family bathroom completes the upper level.

Externally, the home offers a private driveway and garage, providing ample off-road parking and storage. The rear garden is neatly landscaped — a peaceful and low-maintenance space perfect for outdoor dining and family relaxation.

This stunning home has been maintained to an exceptional standard throughout and is ready to move straight into. Located in a sought-after residential area with excellent access to local schools, amenities, and transport links, it represents the perfect opportunity for families looking to settle in a thriving community.

#### Room Measurements

(All measurements are approximate and should not be relied upon for accuracy. Aspire Estate Agents accept no liability for any errors or omissions.)

Entrance Hall – 12'5" x 6'5" (3.78m x 1.96m)

Downstairs W.C – 6'5" x 3'6" (1.96m x 1.07m)

Lounge – 20'10" x 11'5" (6.35m x 3.48m)

Kitchen/Diner – 24'7" x 11'5" (7.49m x 3.48m)

Utility Room – 6'4" x 5'3" (1.93m x 1.60m)

Landing – 16'1" x 6'8" (4.90m x 2.03m)

Master Bedroom – 11'9" x 9'7" (3.58m x 2.92m)

En-Suite Shower Room – 7'9" x 4'5" (2.36m x 1.35m)

Bedroom Two – 11'8" x 9'0" (3.56m x 2.74m)

Bedroom Three – 11'5" x 8'8" (3.48m x 2.64m)

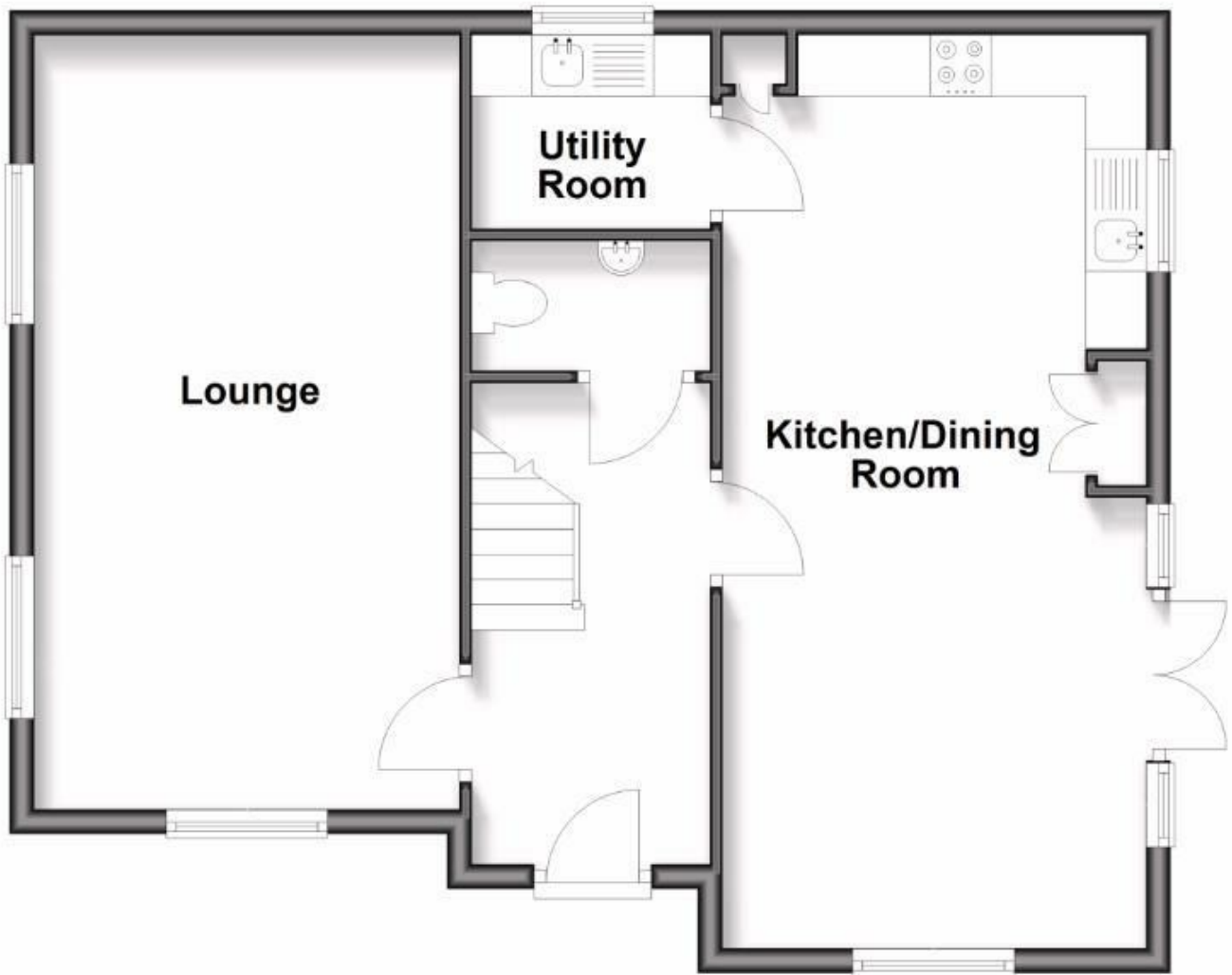
Bedroom Four – 10'8" x 9'3" (3.25m x 2.82m)

Bathroom – 11'3" x 6'2" (3.43m x 1.88m)

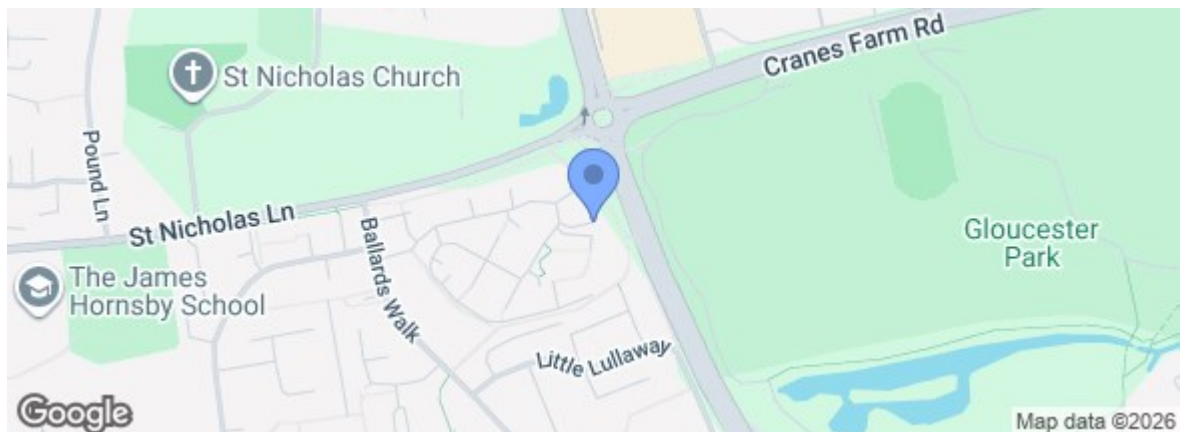


## Ground Floor

Approx. 62.9 sq. metres (677.1 sq. feet)



| Energy Efficiency Rating                                        |  | Current                 | Potential                                                                           |
|-----------------------------------------------------------------|--|-------------------------|-------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs                     |  |                         |                                                                                     |
| (92 plus) <b>A</b>                                              |  |                         | 93                                                                                  |
| (81-91) <b>B</b>                                                |  | 84                      |                                                                                     |
| (69-80) <b>C</b>                                                |  |                         |                                                                                     |
| (55-68) <b>D</b>                                                |  |                         |                                                                                     |
| (39-54) <b>E</b>                                                |  |                         |                                                                                     |
| (21-38) <b>F</b>                                                |  |                         |                                                                                     |
| (1-20) <b>G</b>                                                 |  |                         |                                                                                     |
| 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) <b>A</b>                                              |  |                         |                                                                                     |
| (81-91) <b>B</b>                                                |  |                         |                                                                                     |
| (69-80) <b>C</b>                                                |  |                         |                                                                                     |
| (55-68) <b>D</b>                                                |  |                         |                                                                                     |
| (39-54) <b>E</b>                                                |  |                         |                                                                                     |
| (21-38) <b>F</b>                                                |  |                         |                                                                                     |
| (1-20) <b>G</b>                                                 |  |                         |                                                                                     |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |                                                                                     |
| England & Wales                                                 |  | EU Directive 2002/91/EC |                                                                                     |



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.