

To arrange a viewing contact us  
today on 01268 777400



## Minton Heights, Rochford Guide price £575,000

Guide Price £575,000 - £600,000 | Offered With No Onward Chain

Aspire Estate Agents are delighted to introduce this beautifully presented detached family home, positioned within the sought-after Minton Heights development in Ashingdon. Offering four double bedrooms, spacious living accommodation, a stunning kitchen/diner and a south-facing landscaped rear garden, this superb home is perfectly suited to modern family living.

The property opens into a welcoming entrance hallway with solid oak flooring, useful storage and access to the main ground floor rooms. The bright and airy lounge is a large, inviting space, featuring a front-facing window and French doors opening directly onto the rear garden, creating a wonderful flow of natural light.

The impressive kitchen/diner is the heart of the home, fitted with a stylish range of high-gloss units, integrated twin ovens, gas hob and extractor. With both a stable door and French doors leading outside, it is an excellent space for entertaining, family dining and everyday living. A downstairs cloakroom completes the ground floor.

Upstairs, there are four well-proportioned double bedrooms, including a spacious master bedroom with en-suite shower room. The remaining bedrooms are served by a contemporary family bathroom.

Externally, the south-facing rear garden is a standout feature, beautifully landscaped with a patio area, decked seating space, lawn and raised planted borders — ideal for entertaining, relaxing in the sunshine or family enjoyment.

To the front, the property benefits from a driveway providing ample off-road parking, leading to the garage, along with decorative stone landscaping and side gated access.

Set within a quiet cul-de-sac in desirable Ashingdon, the home is within easy reach of local amenities, well-regarded schools and scenic countryside walks.

A stylish, spacious and beautifully presented family home in a sought-after location — early viewing is highly recommended.

## Ground Floor

Kitchen/Diner

24'1" x 9'11"

7.33m x 3.01m

Lounge

16'4" x 11'10"

4.99m x 3.60m

W.C

Storage

Garage

## First Floor

Bedroom One

16'6" x 8'11"

5.04m x 2.71m

Bedroom Two

14'2" x 9'11"

4.33m x 3.02m

Bedroom Three

11'10" x 11'0"

3.60m x 3.35m

Bedroom Four

9'5" x 8'10"

2.87m x 2.69m

Bathroom

En-suite

Landing

Storage

Garden 90ft Approx

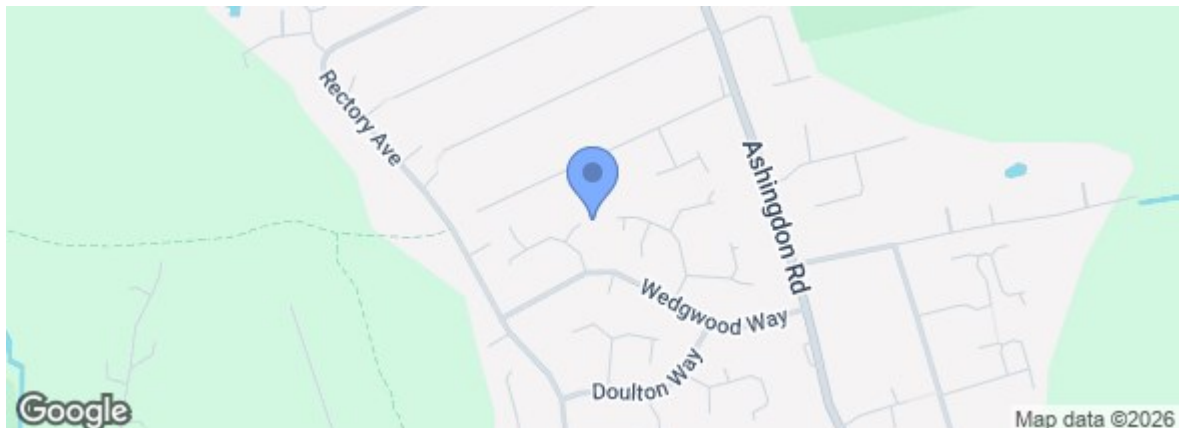
Garage

## Minton Heights

Approximate Gross Internal Floor Area = 144.7 sq m / 1557 sq ft



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			
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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