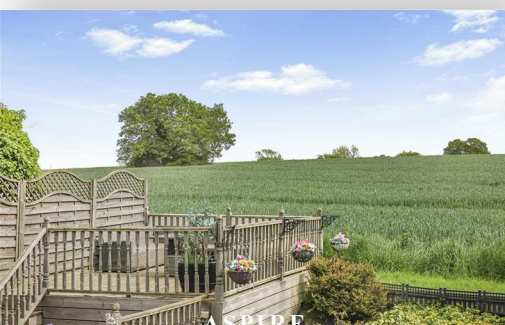
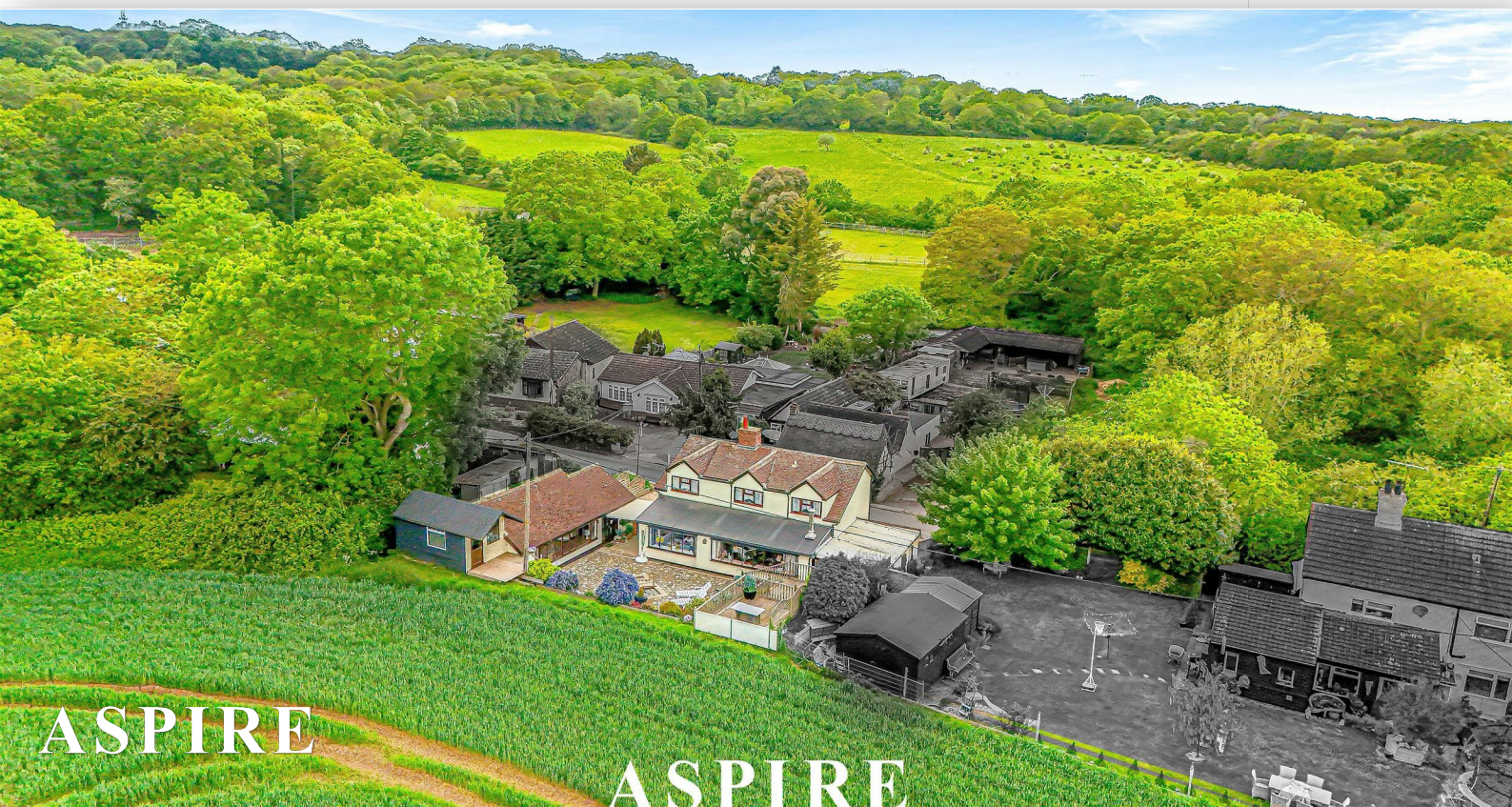


**To arrange a viewing contact us  
today on 01268 777400**



## **Dry Street, Basildon Guide price £600,000**

Guide Price £600,000 - £650,000

Aspire Estate Agents are delighted to bring to the market this charming detached cottage-style home, set within a sought-after semi-rural location with stunning views over adjoining farmland. Originally constructed circa 1866 and thoughtfully rebuilt in the 1980's, this unique residence beautifully combines period charm with practical modern living.

From the moment you step through the solid wood front door into the welcoming entrance hallway with its parquet flooring and feature fireplace, the character and warmth of this home is immediately evident. The parquet flooring flows through into the spacious lounge, which boasts an impressive feature fireplace, along with a separate dining room and cosy study, each continuing the home's rich character theme.

The property offers a generous kitchen/breakfast room fitted with a range of pine eye and base level units, work surfaces, integrated appliances, and delightful views over the rear garden and open farmland beyond. Completing the ground floor is a convenient cloakroom with WC and wash hand basin.

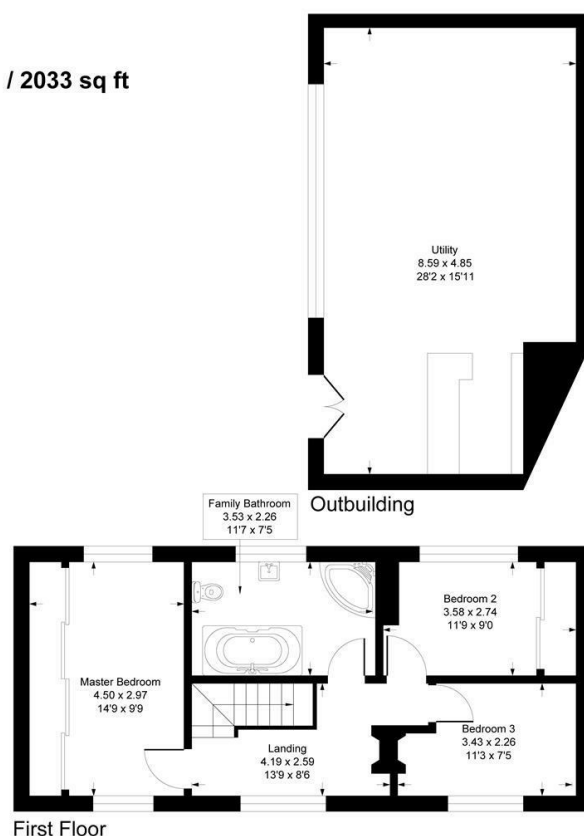
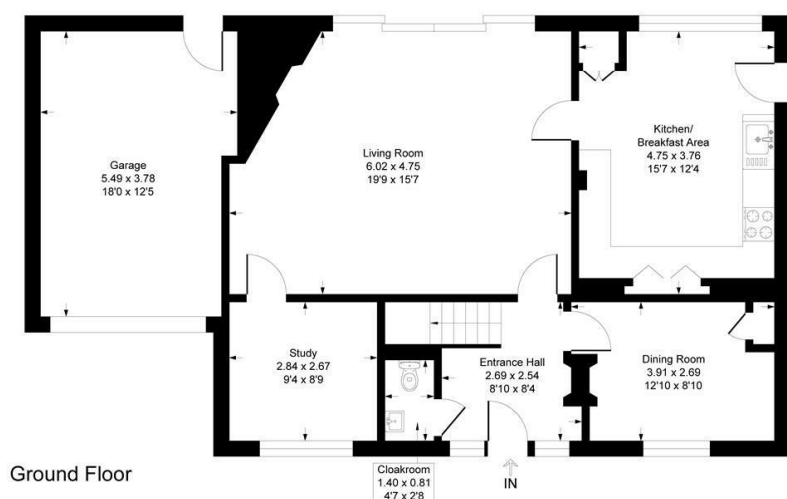
To the first floor, a charming landing with feature fireplace and loft access leads to three well-proportioned bedrooms. Bedroom three is particularly unique, benefiting from a vaulted ceiling and feature fireplace. The family bathroom is surprisingly spacious, fitted with a four-piece suite including a bath, separate shower cubicle, wash hand basin and WC, complemented by tiled flooring, tiled walls and a heated towel rail.

Externally, the south-facing rear garden has been attractively landscaped with raised decking, established planting beds, and uninterrupted views over open farmland, providing a peaceful and private setting. The garden also benefits from a useful shed, ideal for storage and gardening enthusiasts.

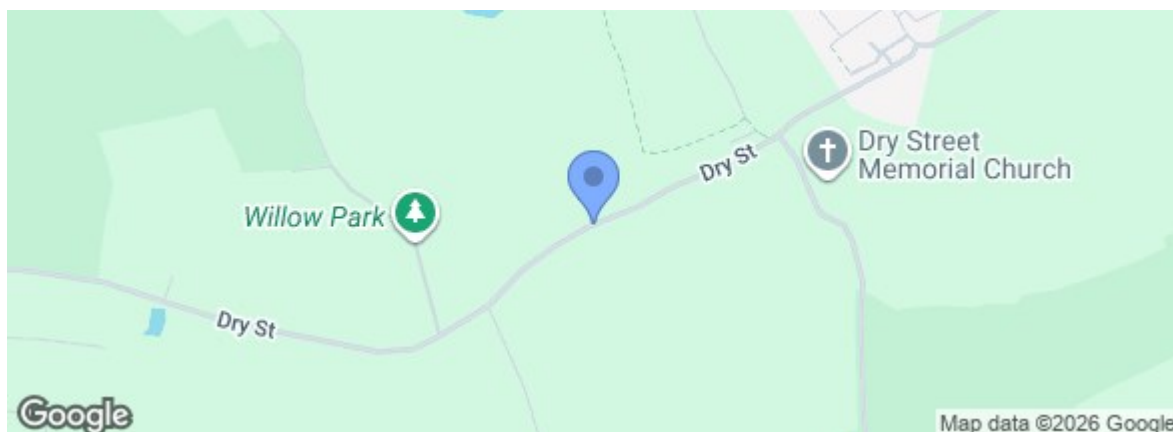


# Welcome Cottage

Approximate Gross Internal Floor Area = 188.8 sq m / 2033 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                  |  | 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 |           |



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.