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Pound Lane, Basildon Offers over £475,000

ANNEX ACCOMMODATION WITH ITS OWN FRONT DOOR - The perfect property for cohabiting with parents or a teenager that wants their own independence and space. This truly is a special family home that is so versatile it can meet any families needs. The main house offers a spacious and welcoming hallway, modern kitchen, utility room, ground floor W/C, lounge/diner and ground floor bedroom. On the first floor you will find three further fantastic sized bedrooms with the master having an ensuite and a family bathroom. The annex commences with a spacious and modern kitchen/lounge, double bedroom with its own stunning ensuite. The unoverlooked rear garden offers a the perfect place to relax in the summer evenings with its own outbuilding with an open plan hot tub secluded area. The frontage offers off street parking and gated access to the two front doors of this incredible home.

Entrance

Double glazed door opening to the hallway

Hallway 13'10" x 9'11" (4.22m x 3.02m)

Entrance door into hallway comprising smooth ceiling with pendant lighting, stairs leading to first floor landing, laminate flooring, doors to:

Kitchen 19'3" x 9'8" (5.87m x 2.95m)

Laminate flooring, UPVC double glazed sky light, integrated fridge and freezer to remain, integrated washing machine to remain, white gloss fitted units, integrated oven and hob, sink and drainer.

Lounge/Diner 20'3" x 10'0" (6.17m x 3.05m)

Double glazed windows rear and side, double glazed French doors leading to rear, wall mounted lighting, laminate flooring.

Utility Room 13'5" x 5'7" (4.09m x 1.7m)

Double glazed windows to front and side, coved cornicing to smooth ceiling with pendant lighting, radiator with fitted radiator cover, laminate flooring.

Ground Floor W/C

Two piece suite comprising pedestal wash hand basin, low level w/c, double glazed obscure window to side, coved cornicing to smooth ceiling with pendant lighting, partially tiled walls, laminate flooring.

Ground Floor Bedroom Four 14'0" x 7'0" (4.27m x 2.13m)

Double glazed leaded window to side, coved cornicing to smooth ceiling with pendant lighting, laminate flooring.

First Floor Landing 17'1" x 6'1" (5.21m x 1.85m)

Smooth ceiling with pendant lighting, UPVC double glazed window, carpeted flooring, doors to:

Bedroom One 14'9" x 12'8" (4.5m x 3.86m)

Double glazed window to side and rear, coved cornicing to smooth ceiling with pendant lighting, fitted wardrobes, carpeted flooring.

Ensuite 8'1" x 3'6" (2.46m x 1.07m)

Two piece suite comprising wash hand basin set into vanity unit with mixer tap, low level w/c, radiator, double glazed obscure leaded window to side, pendant lighting, tiled walls, tiled flooring.

Bedroom Two 16'1" x 11'11" (4.9m x 3.63m)

Double glazed leaded window to rear, smooth ceiling with four point fitted spotlight, carpeted flooring.

Bedroom Three 11'9" x 8'6" (3.58m x 2.59m)

Double glazed leaded window to side, coved cornicing to smooth ceiling with pendant lighting, radiator, carpeted flooring.

Bathroom 8'7" x 5'11" (2.62m x 1.8m)

Three piece suite comprising shower cubicle, pedestal wash hand basin, low level w/c, wall mounted heated towel rail, double glazed obscure window to side, coved cornicing to smooth ceiling with fitted spotlights, tiled walls, laminate flooring.

Frontage

Block paved driveway providing ample off-street parking, side gated access leading to front entrance door and rear garden.

Rear Garden

Commencing with slab paved patio, remainder laid to lawn, raised flowerbeds to both sides, summer house with light and power at rear.

Annex Entrance

Double glazed door opening to the Annex

Annex Lounge/ Kitchen 15'11" x 12'6"

Range of wall and base level units with laminate work surface above incorporating sink and drainer unit, integrated oven with hob above, integrated fridge/freezer, integrated washing machine and dishwasher, double glazed windows to front, coved cornicing to smooth ceiling with ceiling rose and pendant lighting, partly tiled splash back, radiator, laminate flooring, door to:

Annex Bedroom 10'8" x 8'9"

Double glazed window to side, coved cornicing to smooth ceiling with pendant lighting, laminate flooring.

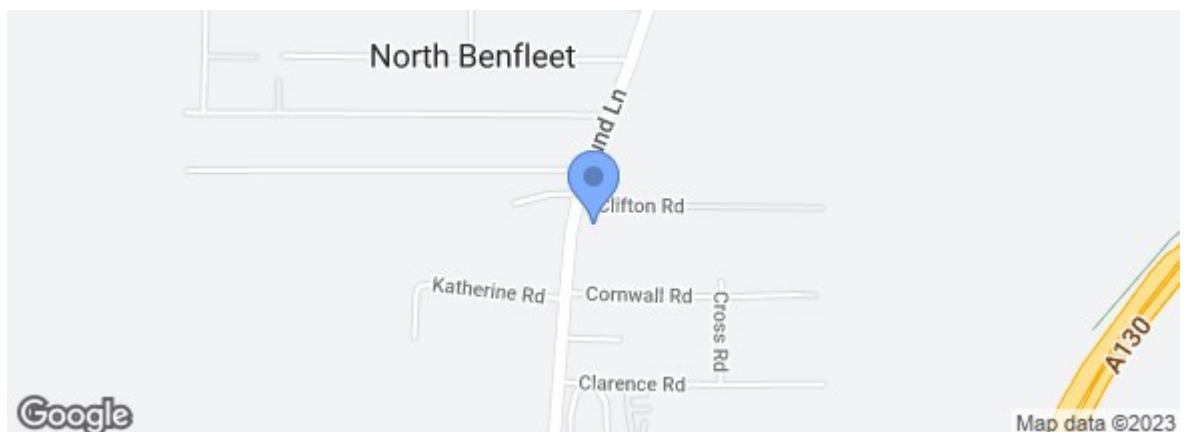
Annex En Suite 8'6" x 4'11"

Three piece suite comprising shower cubicle, wash hand basin set into vanity unit, low level w/c, extractor fan, smooth ceiling with spotlights, tiled walls, tiled flooring, underfloor heating.



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 | | | |
| Environmental Impact (CO ₂) Rating | | | |
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | | |
| England & Wales | | | |
| EU Directive 2002/91/EC | | | |



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