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Fernlea Road, Benfleet Guide price £800,000

GUIDE PRICE £800,000 - £850,000 Aspire Estate Agents are delighted to bring the market this beautifully presented FIVE bedroom detached home situated within a prime location in South Benfleet. The property is stunning from top to bottom and offers extraordinary space throughout. Benefits include, a stunning & large entrance hall, Newly fitted high specification kitchen, a large bright & airy lounge which also leads into an additional reception room. The garden since on a generous sized plot and has a fully heated swimming pool and stunning views across Benfleet and Boyce Hill Golf course. The first floor compromises of five double sized bedrooms with the master spanning a large 22ft in size (approx) with a balcony and en suite. Parking will not be an issue as the property benefits from a large driveway which can adopt several cars & a garage with an electric powered door.

ENTRANCE

Entrance door into hallway comprising coved cornicing to smooth ceiling with fitted spotlights, carpeted stairs leading to first floor landing, radiator, parquet flooring

DINING AREA

12'4 x 11'9 (3.76m x 3.58m)

Double glazed windows to front, coved cornicing to smooth ceiling with pendant lighting, radiator, parquet flooring.

KITCHEN

16'7 x 12'6 (5.05m x 3.81m)

Range of wall and base level units with granite work surfaces above incorporating one and a half inset sink with 4 in 1 tap, integrated oven, integrated grill, integrated microwave, integrated fridge freezer, integrated dishwasher, double glazed bi-folding doors to rear leading to rear garden, double glazed window to side, smooth ceiling with fitted spotlights, tiled flooring.

LOUNGE

17'7 x 11'9 (5.36m x 3.58m)

Double glazed sliding doors to rear leading to rear garden, coved cornicing to smooth ceiling with pendant lighting, wall mounted lights, feature fireplace with living flame fire, radiator, carpeted flooring, door to:

LOUNGE TWO

15'2 x 11 (4.62m x 3.35m)

Double glazed leaded French doors to rear leading to rear garden, double glazed leaded windows to rear and side, coved cornicing to smooth ceiling with ceiling fan light, radiator, carpeted flooring, door to:

UTILITY ROOM

7'7 x 5'4 (2.31m x 1.63m)

Smooth ceiling with pendant lighting, space for washing machine and tumble dryer, laminate flooring.

DOWNSTAIRS BATHROOM

Four piece suite comprising panelled bath with mixer tap, shower cubicle with rainfall shower above and handheld shower attachment, wash hand basin with mixer tap set into vanity unit, low level w/c, extractor fan, double glazed obscure window to front, smooth ceiling with fitted spotlights, tiled walls, laminate flooring.

UPSTAIRS FAMILY BATHROOM

Three piece suite comprising panelled bath with handheld shower attachment and mixer tap, wash hand basin set into vanity unit, traditional style radiator, extractor fan, double glazed obscure window to front, smooth ceiling with fitted spotlights, tiled walls, dado rail, tiled flooring.

LANDING

Smooth ceiling with fitted spotlights, wardrobe, carpeted flooring, doors to:

BEDROOM ONE

24'3 x 12'2 (7.39m x 3.71m)

Double glazed French doors with glass panes to either side to rear leading to balcony, coved cornicing to smooth ceiling with ceiling beams and pendant lighting, built in wardrobe, radiator, carpeted flooring, door to:

EN SUITE

Three piece suite comprising walk in shower cubicle with rainfall shower above and handheld shower attachment, pedestal wash hand basin with mixer tap, low level w/c, chrome heated towel rail, smooth ceiling with fitted spotlights, tiled walls, tiled flooring.

BALCONY

Cast iron balustrade with artificial lawn and plotted plants to borders.

BEDROOM TWO

10'8 x 10'7 (3.25m x 3.23m)

Double glazed sliding doors to rear leading to balcony, coved cornicing to smooth ceiling with fixed ceiling light, built in wardrobes, radiator, laminate flooring.

BEDROOM THREE

12'2 x 12'3 (3.71m x 3.73m)

Double glazed window to front, coved cornicing to ceiling with four point spotlight, walk in wardrobe, radiator, laminate flooring.

BEDROOM FOUR

10'1 x 9'8 (3.07m x 2.95m)

Double glazed window to front, coved cornicing to smooth ceiling with ceiling light, walk in wardrobe, radiator, laminate flooring.

BEDROOM FIVE

8'7 x 8'7 (2.62m x 2.62m)

Double glazed window to rear, coved cornicing to smooth ceiling with ceiling light, radiator, laminate flooring.

REAR GARDEN

Commencing with large slab paved patio area to front and side, steps down to further patio, access into swimming pool, steps down to remainder laid to lawn with a variety of established shrubs.

POOL

Heated swimming pool to side with slab paved patio surround and cast iron fencing, under water lighting, swimming pool shed housing boiler and filtration system

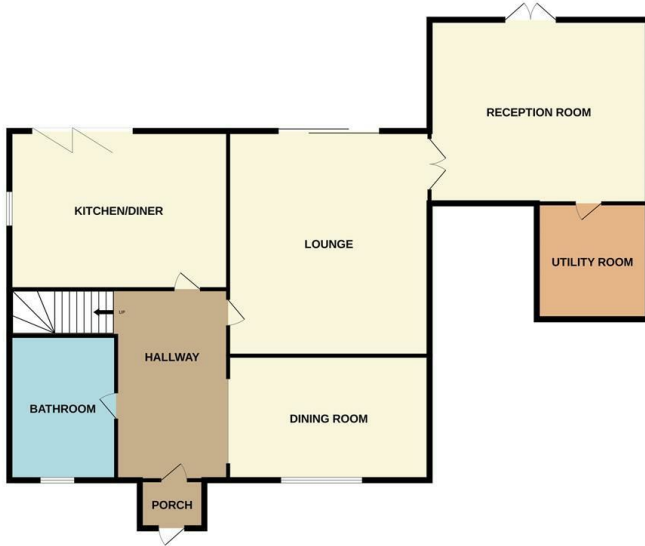
FRONTAGE

Large block paved driveway providing ample off street parking, access into garage, raised lawn area to side with established shrubs.

GARAGE

Automatic electric door, power and lighting.

GROUND FLOOR

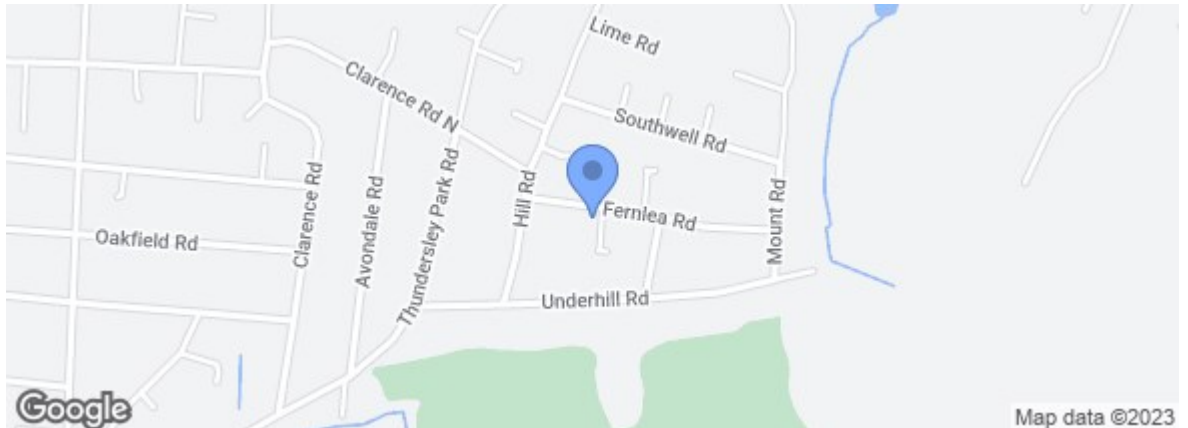


1ST FLOOR



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		
(1-10)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating		Current	Potential
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		
(1-10)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			



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