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Berry Lane, Basildon Guide price £625,000

Aspire Estate Agents Basildon are proud to present this exceptional four double bedroom brand new build home, located in the highly sought-after Langdon Hills area. Set in a prime position close to a wide range of local schools, amenities and the popular Langdon Hills Recreation Ground, this property offers modern living in a fantastic family-friendly location.

Internally, the ground floor welcomes you with a bright and spacious entrance hallway leading to a ground floor W/C and a versatile study/home office, ideal for remote working. There is a generous living room, a separate utility room, and the true heart of the home — a stunning open-plan kitchen/dining room. This impressive space features a fully integrated modern kitchen, ample storage, and bi-folding doors that open directly onto the rear garden, creating a seamless indoor-outdoor flow perfect for entertaining. The entire ground floor benefits from underfloor heating, adding both comfort and luxury.

To the first floor, the property offers four well-proportioned double bedrooms, providing excellent space for family living. The master bedroom boasts a beautifully finished en-suite shower room, while the remaining bedrooms are served by a high-quality family bathroom finished to an excellent standard.

Externally, the property continues to impress. To the front, there is off-street parking for multiple vehicles along with an electric vehicle charging point. To the rear, the landscaped garden offers a pleasant and private outdoor space with the added benefit of side access.

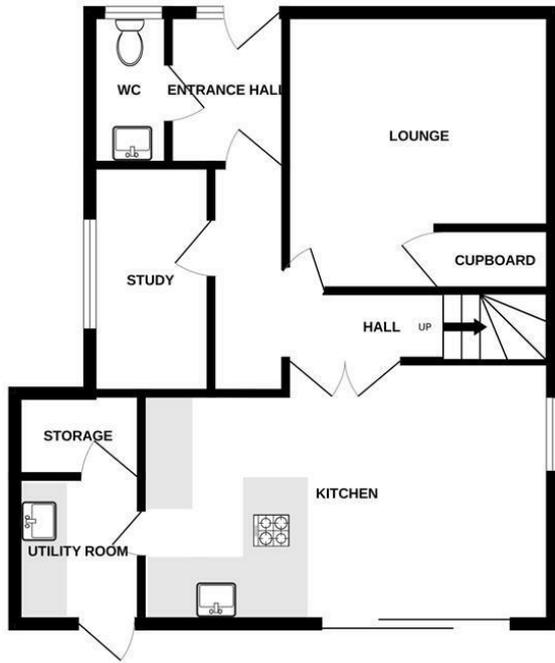
Further features include solar panels for improved energy efficiency and a 10-year new build warranty, offering peace of mind for years to come.

This is a superb opportunity to purchase a high specification, energy efficient family home in one of the area's most desirable locations. Early viewing is highly recommended to fully appreciate the quality and space on offer.

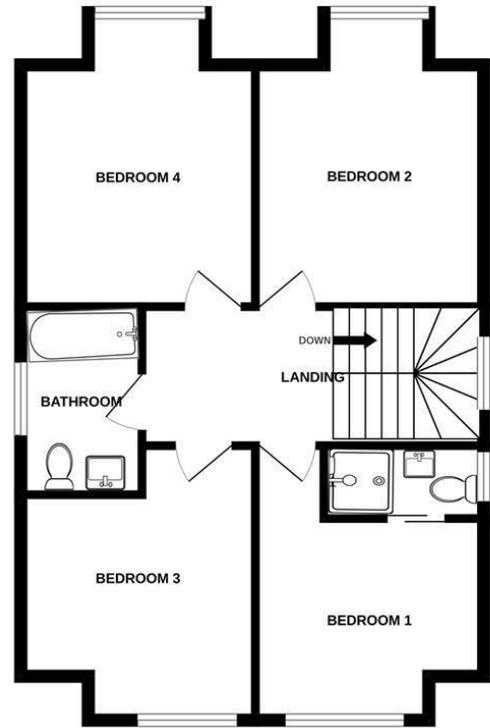
Guide Price £625,000 - £650,000

www.aspireestateagents.co.uk

GROUND FLOOR
604 sq.ft. (56.1 sq.m.) approx.



1ST FLOOR
623 sq.ft. (57.8 sq.m.) approx.



TOTAL FLOOR AREA: 1227 sq.ft. (113.9 sq.m.) approx.

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		92	93
(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 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			
(1-20) G			
Not environmentally friendly - higher CO ₂ 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.