

To arrange a viewing contact us  
today on 01268 777400



## Chalice Close, Basildon Guide price £425,000

ASPIRE ESTATE AGENTS BASILDON are delighted to present this heavily extended, beautifully maintained and exceptionally well-presented four-bedroom semi-detached family home, situated within a pleasant cul-de-sac in Basildon. This home truly offers breathtaking presentation that any new owner would be proud of!

The ground floor begins with a welcoming entrance hallway and a modern WC, along with a versatile fourth bedroom that could also serve as a guest room, home office or playroom. The real showpiece is the stunning open-plan living area which incorporates a luxury kitchen with marble work surfaces, integrated appliances and a stylish feature island with breakfast seating, creating the perfect space for family life and entertaining. Expansive bi-fold doors span the rear of the property, complemented by three Velux windows that flood the space with natural light and create a bright, airy atmosphere.

Upstairs boasts a stylish family shower room, two generous double bedrooms and a well-sized single bedroom with built-in storage, while even the landing impresses with access to a boarded loft space complete with integrated ladder and lighting. Guide Price £425,000 - £450,000

This fine home continues to impress with full double glazing, an updated combi boiler and immaculate decorative condition throughout.

Externally the property enjoys a pleasant front garden and two allocated parking spaces, with potential to create more if desired. The rear garden offers side access and has been landscaped with low-maintenance living in mind, making it ideal for busy families.

Ideally located close to parkland, shops and highly regarded schools, with excellent transport links via the A127 and A13, this superb home is a must-see and early viewings are strongly advised!

[www.aspireestateagents.co.uk](http://www.aspireestateagents.co.uk)

Landscaped, low-maintenance rear garden with side access, plus close proximity to parkland, shops, schools, and excellent transport links (A127 & A13).

**GROUND FLOOR:**

Entrance Hallway With W/C

Bedroom/Playroom 10'9 × 9'8

Open Plan Living Area 25'3 × 24'5

**FIRST FLOOR:**

Main Bedroom 13'3 × 9'3 Max

Bedroom Two 10'9 × 8'8

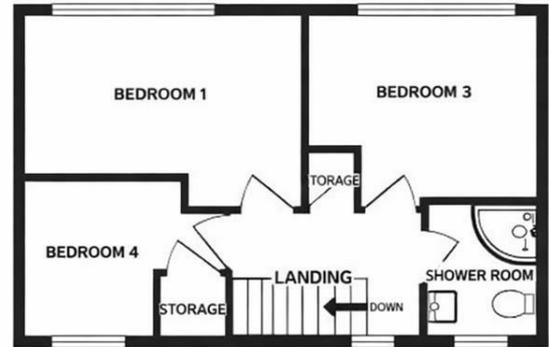
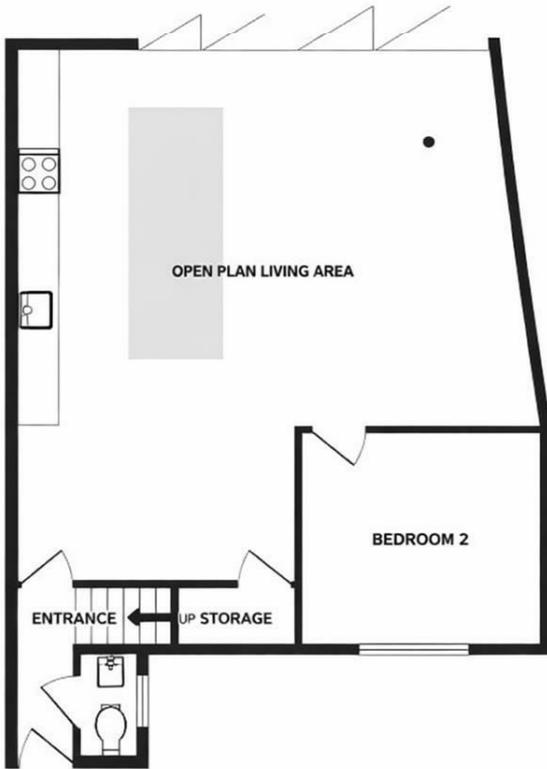
Bedroom Three 9'6 × 7'6 Max

Shower Room 6'4 × 6'1

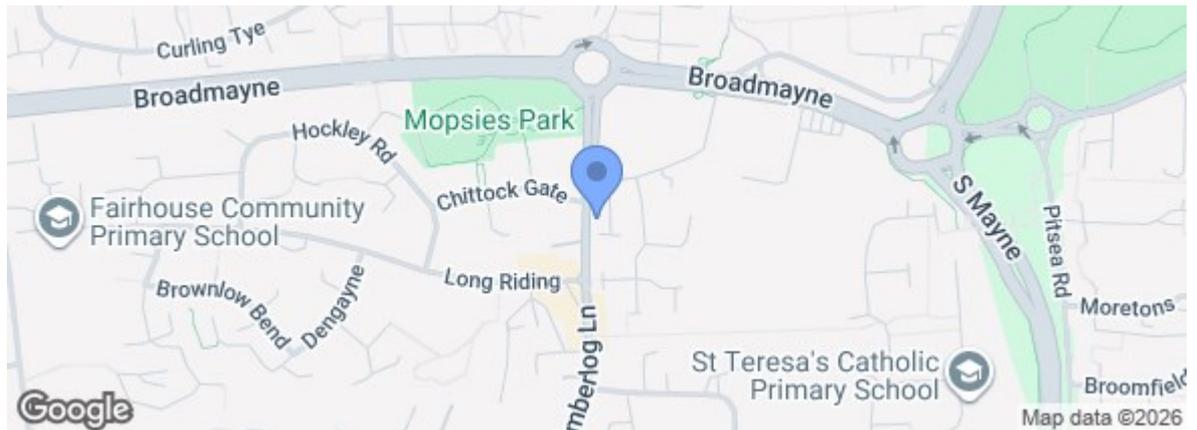
COUNCIL TAX BAND - C (£1,995)

EPC RATING - TBC

EPC Rating: D



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.