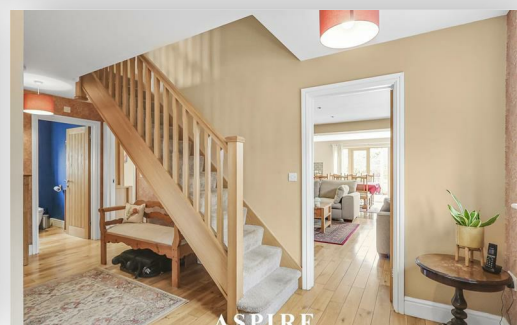


**To arrange a viewing contact us
today on 01268 777400**



Lingfield Drive, Rochford Guide price £700,000

Guide Price: £700,000 – £750,000

We are delighted to introduce to the market this exceptional six-bedroom family home, offering generous and versatile accommodation arranged over three floors, with a wonderful blend of character, comfort and contemporary family living.

At the heart of the property is an impressive open-plan kitchen/breakfast and living space, beautifully appointed with bespoke solid oak cabinetry, solid oak worktops, a butler sink and central island, flowing seamlessly into spacious breakfast and lounge areas. French doors open directly onto the garden, creating an ideal setting for entertaining and everyday family life. A separate utility room, walk-in pantry and ground-floor WC add further practicality.

The accommodation continues with a welcoming lounge featuring a bay window and fireplace with provision for a log burner, while upstairs the substantial 24ft master bedroom enjoys a peaceful rear aspect and benefits from a large en suite shower room. A separate luxury family bathroom is finished to an excellent standard with a freestanding bath and separate shower.

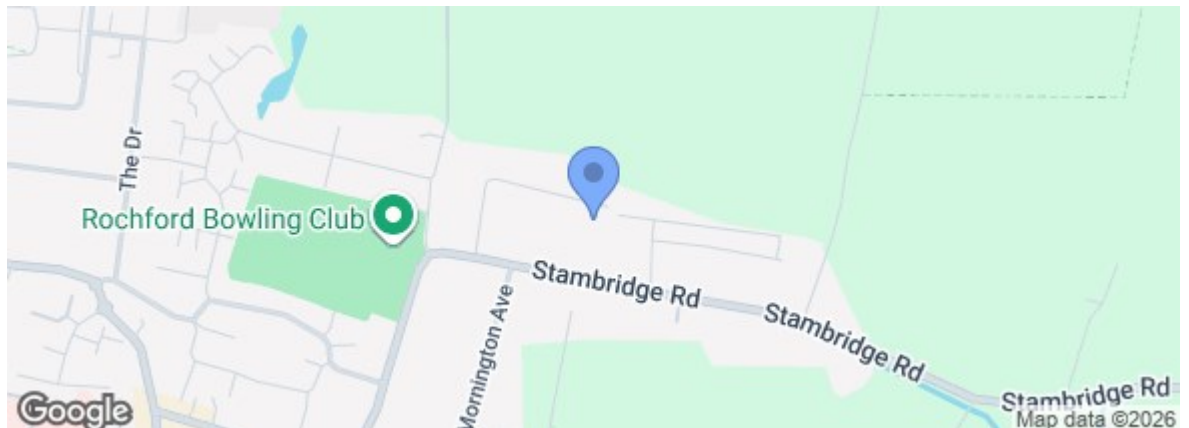
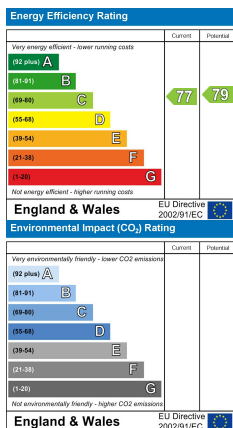
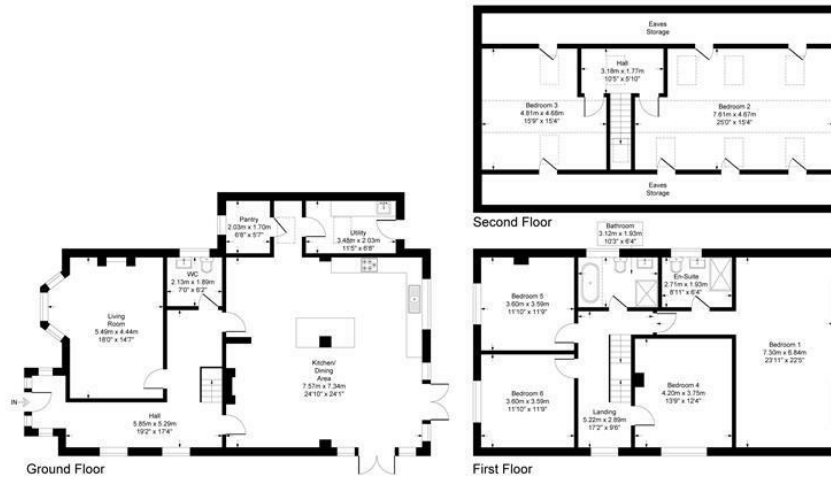
Across the first and second floors are six well-proportioned bedrooms, providing superb flexibility for family, guests, home working or hobbies. The two impressive top-floor bedrooms benefit from Velux windows and useful eaves storage.

Outside, the approximately 80ft rear garden offers an excellent private space for relaxation and entertaining, with landscaped patio, lawn, mature borders and a purpose-built pergola incorporating contemporary outdoor flooring and a bespoke outdoor kitchen area.

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42 Lingfield Drive

Approximate Gross Internal Floor Area = 319.2 sq m / 3436 sq ft
(Including Eaves Storage)
Eaves Storage = 32.0 sq m / 344 sq ft



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.