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## Althorne Close, Basildon Guide price £550,000

Aspire Estate Agents Basildon are proud to present this beautifully presented and spacious four-bedroom detached family home, located in a quiet cul-de-sac within the highly sought-after SS13 area.

Offering generous accommodation throughout, this home has been finished to a superb standard and is perfect for growing families. The heart of the home is a stunning open-plan kitchen and dining area, complete with integrated appliances, sleek worktops, and ample storage – ideal for everyday living and entertaining guests. The bright and airy lounge provides a relaxing space to unwind, while a downstairs cloakroom and integral garage add practicality and convenience.

Upstairs, the property boasts four double bedrooms, including a luxurious principal bedroom with en-suite, alongside a stylish family bathroom with contemporary fittings.

Externally, you'll find a beautifully maintained west-facing rear garden, complete with a patio area perfect for al fresco dining and an artificial lawn for easy maintenance. To the front, a block-paved driveway offers ample off-street parking, with gated side access to the rear.

Located in a family-friendly neighbourhood, the property sits within the catchment area for Briscoe Primary, Felmores Primary, and Eversley Primary Schools, with excellent transport links and local amenities close by.

Guide Price: £550,000 – £575,000  
Tenure: Freehold

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#### Ground Floor:

The ground floor welcomes you with a spacious lounge, perfect for relaxing or entertaining guests. A separate dining room leads to a modern kitchen, fitted with sleek countertops and ample storage space. An integral garage provides secure parking, while a convenient W/C completes this level.

#### Room Measurements:

Lounge: 15'1" x 11'7" (4.60m x 3.53m)

Kitchen: 12'5" x 18'1" (3.78m x 5.51m)

Garage: 17'1" x 8'0" (5.21m x 2.44m)

Bedroom Four: 10'1" x 8'6" (3.07m x 2.59m)

#### First Floor:

Ascending the stairs, you'll find four well-proportioned bedrooms, each offering comfort and privacy. The primary bedroom boasts its own ensuite, ensuring a retreat-like experience. A family bathroom serves the remaining bedrooms, featuring contemporary fittings and a soothing ambiance.

#### Room Measurements:

Bedroom One: 11'8" x 9'6" (3.56m x 2.90m)

Bedroom Two: 12'1" x 8'1" (3.68m x 2.46m)

Bedroom Three: 15'5" x 7'9" (4.70m x 2.36m)

Bathroom: 6'7" x 5'7" (2.01m x 1.70m)

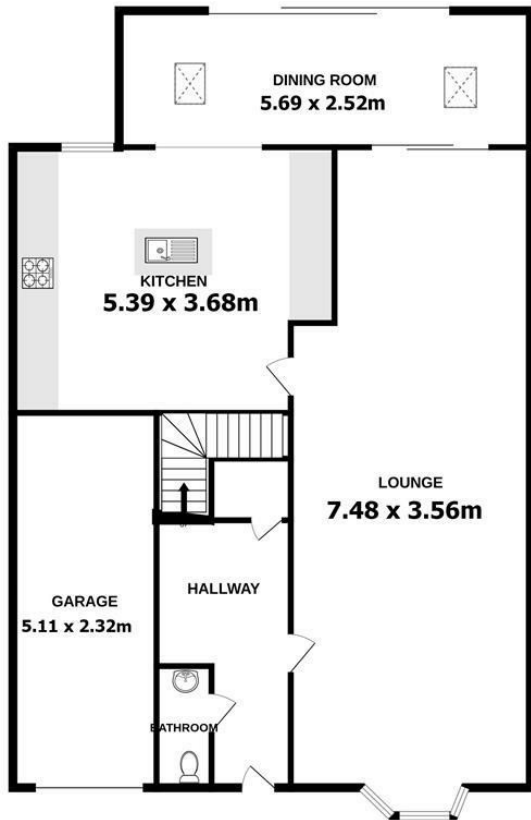
#### Exterior:

Outside, the property boasts a meticulously maintained rear garden, featuring a patio area ideal for al fresco dining and an artificial lawn that requires minimal upkeep. The west-facing orientation ensures sunlight throughout the day. A block-paved driveway at the front offers ample parking for multiple vehicles, with side gated access to both the front and rear gardens enhancing convenience.

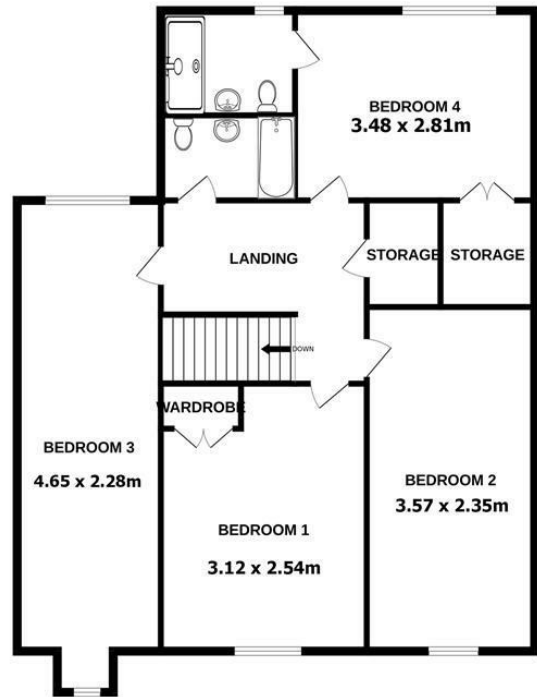
#### Location:

Situated in a quiet cul-de-sac, this home enjoys a warm, friendly neighbourhood feel. It falls within the catchment areas of Briscoe Primary School, Felmores Primary School, and Eversley Primary School. Secondary schools are also easily accessible, just a short bus journey away from Felmores on Lanhams.

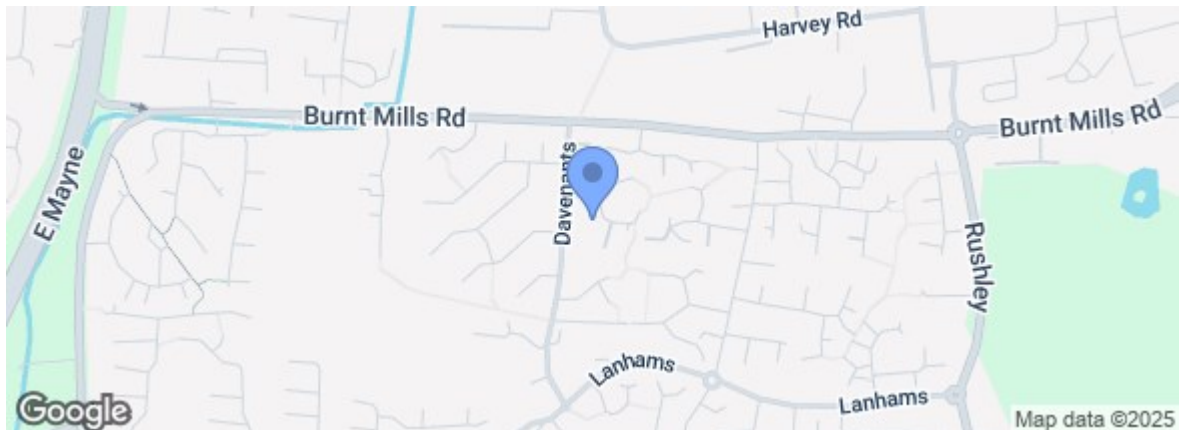
## Ground Floor



## 1st Floor



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			
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.