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**ASPIRE**



## **Reeds Close, Basildon Guide price £650,000**

Guide Price: £650,000 – £700,000

Aspire Estate Agents Basildon are delighted to present this stunning property in Reeds Close. Positioned within the ever-popular Dunton Fields development, the property enjoys close proximity to local amenities including reputable schools, shops, parks, and excellent transport links making it an ideal choice for families and commuters alike.

Step inside to a bright and inviting entrance hall that immediately sets the tone for the rest of the home. A convenient guest W/C is positioned off the hallway.

The spacious lounge, enhanced by a feature bay window, enjoys an abundance of natural light. To the rear, a stylish open-plan kitchen/dining area offers the ultimate social hub perfect for family meals and entertaining. Sleek bi-fold doors create a seamless flow to the garden, bringing the outdoors in and offering delightful views.

A versatile additional room completes this floor, ideal as a home office, study, or fifth bedroom depending on individual needs.

The first floor offers three well proportioned double bedrooms, each designed to provide comfort and relaxation.

The impressive main bedroom features a contemporary en-suite shower room and fitted mirrored wardrobes, while an adjoining dressing room adds an extra touch of luxury.

A beautifully appointed family bathroom, complete with a bath and overhead shower, serves the remaining bedrooms and completes this level.

The loft room is accessed via a staircase from the dressing room, the converted loft provides a superb additional double bedroom. Warm and welcoming, this space includes a generous walk-in wardrobe, ensuring excellent storage and practicality.

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#### Entrance Hall

7'2" x 15'0" (2.18m x 4.57m)

Wooden style flooring, built in storage below stairs, radiator.

#### Downstairs W.C

3'2" x 6'9" (0.97m x 2.06m)

Wooden style flooring, low level W.C, wall mounted sink with mixer taps, heated towel rail, tile splashback to walls.

#### Lounge

13'4" x 11'9" (4.06m x 3.58m)

Wooden style flooring, double glazed bay window front aspect, adjacent to dining area.

#### Reception/Office

8'4" x 10'2" (2.54m x 3.1m)

Wooden style flooring, double glazed window front aspect, built in storage cupboard, spotlights in ceiling.

#### Kitchen / Diner

11'1" x 30'0" (3.38m x 9.14m)

Wooden style flooring, spotlights in ceiling, radiator, wall mounted radiator, wall and base units to kitchen, double glazed window front aspect, electric hob + extractor, sink drainer with mixer taps, double glazed trifolding doors rear aspect leading to garden x2.

#### Landing

10'0" x 10'3" (3.05m x 3.12m)

Carpet flooring, radiator, built in storage space, opens to all rooms.

#### Lobby/Dressing Room

5'3" x 8'7" (1.6m x 2.62m)

Carpet flooring, double glazed window front aspect.

#### Loft Room

12'7" x 16'2" (3.84m x 4.93m)

Carpet flooring, double glazed skylights x3, built in storage space, spotlights in ceiling.

#### Bedroom One

12'7" x 16'2" (3.84m x 4.93m)

Carpet flooring, built in wardrobe space, double glazed window front aspect, radiator, opens to en-suite.

#### En-Suite Shower Room

4'9" x 6'8" (1.45m x 2.03m)

Tiled flooring, tile splashback to walls, double glazed window front aspect obscured, wall mounted sink with mixer taps, walk in shower, spotlights in ceiling.

#### Bedroom Two

11'3" x 12'0" (3.43m x 3.66m)

Carpet flooring, radiator, double glazed window front aspect, built in wardrobe space.

#### Bedroom Three

11'1" x 11'1" (3.38m x 3.38m)

Carpet flooring, double glazed window rear aspect, radiator.

#### Bathroom

5'5" x 5'7" (1.65m x 1.7m)

Porcelain tile flooring, panel bath, marble style tile splashback to walls, low level W.C, wall mounted sink with mixer taps, low level W.C, heated towel rail, spotlights in ceiling.

#### Summer House

9'9" x 17'7" (2.97m x 5.36m)

Tiled flooring, spotlights in ceiling, the outbuilding is perfect for versatile use, loft hatch access.

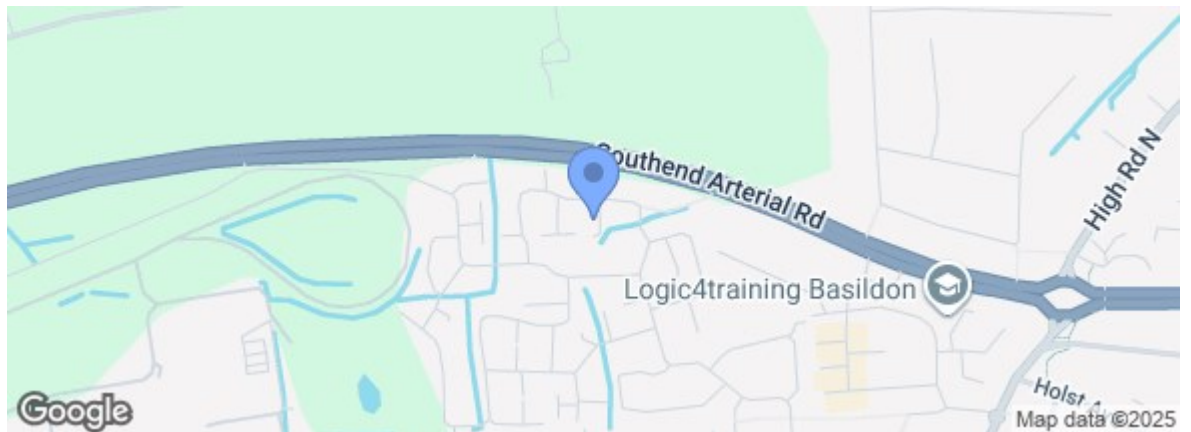


TOTAL FLOOR AREA: 1767sq ft. (164.2 sq.m.) approx.

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 capability or efficiency can be given.

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Very energy efficient - lower running costs			
(92 plus) A		85	94
(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	



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