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## Ashton Court, High Road, Basildon Guide price £450,000

Aspire Estate Agents Basildon are proud to present this beautifully presented four-bedroom semi-detached home in a quiet cul-de-sac – ideal for families and entertaining.

Nestled on a peaceful row of just four homes in a quiet cul-de-sac, this stunning four-bedroom semi-detached property offers the perfect blend of stylish modern living, flexible space, and family-friendly practicality.

Upstairs, the home features three generously sized double bedrooms, including a master bedroom with a fully tiled en-suite bathroom. Downstairs, the fourth double bedroom provides versatility – ideal as a home office, playroom, guest bedroom, or a second reception room.

The home is equipped with three toilets and two high-spec bathrooms, including the luxurious en-suite and a sleek family bathroom, both recently updated with modern full tiling. A convenient downstairs cloakroom adds further functionality for guests and family alike.

At the heart of the home lies a bright and spacious open-plan kitchen/dining area, complete with quartz worktops and integrated appliances – the perfect space for everyday family life or entertaining. The generously sized lounge benefits from high-end Amtico flooring and opens out onto the sun-trap rear garden via elegant bi-folding doors, creating a seamless indoor-outdoor flow ideal for summer gatherings.

Throughout the home, premium Amtico flooring has been laid in both the lounge and the ground floor bedroom/reception room, offering a sleek and durable finish. The property also boasts off-street parking for multiple vehicles, with additional space for up to eight visiting guests – perfect for those who enjoy hosting family and friends. The garden offers the added benefit of convenient side access, providing easy movement and additional privacy.

A new composite front door adds a modern and secure touch to the entrance, while the loft has been fully boarded and insulated, complete with a drop-down ladder, offering excellent storage solutions.

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Entrance Hall

12'1" x 5'0" (3.68m x 1.52m)

Downstairs W.C

7'6" x 3'1" (2.29m x 0.94m)

Fourth bedroom/Reception room

7'7" x 7'7" (2.31m x 2.31m)

Kitchen Area

16'9" x 15'8" (5.11m x 4.78m)

Lounge

22'4" x 10'3" (6.81m x 3.12m)

Landing

5'5" x 4'2" (1.65m x 1.27m)

Master Bedroom

15'6" x 10'3" (4.72m x 3.12m)

Ensuite Shower Room

7'8" x 5'5" (2.34m x 1.65m)

Bedroom Two

12'7" x 12'4" (3.84m x 3.76m)

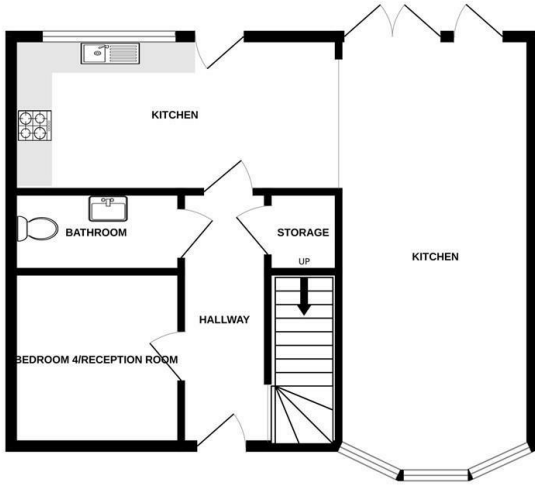
Bedroom Three

11'3" x 8'6" (3.43m x 2.59m)

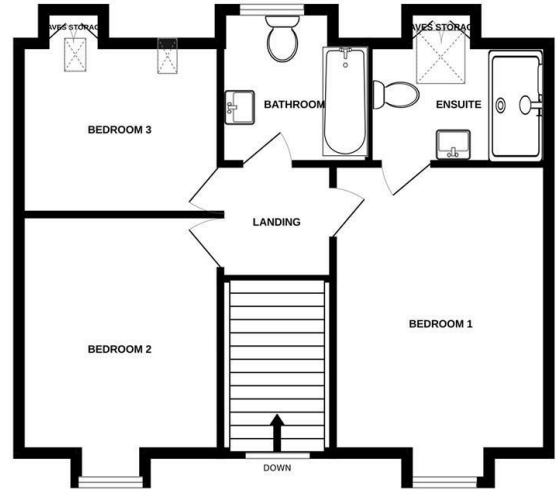
Bathroom

6'5" x 5'9" (1.96m x 1.75m)

GROUND FLOOR  
571 sq.ft. (53.0 sq.m.) approx.



1ST FLOOR  
603 sq.ft. (56.0 sq.m.) approx.



TOTAL FLOOR AREA: 1174 sq.ft. (109.0 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		81	85
(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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