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## Sidwell Avenue, Benfleet £600,000 TO £625,000

- DETACHED FOUR BEDROOM FAMILY HOME
- BUILT IN 2012
- KITCHEN/BREAKFAST ROOM
- PLAYROOM
- EN SUITE TO MASTER BEDROOM
- THREE BATHROOMS
- APPROX 120FT LANDSCAPED REAR GARDEN
- UTILITY ROOM
- EN SUITE TO SECOND BEDROOM
- INTEGRAL GARAGE WITH BLOCK PAVED DRIVEWAY

**Guide Price £600,000-£625,000. Offered for sale is this four bedroom, three bathroom recently built detached family home located in a sought after part of Benfleet, within close proximity to local shops and amenities and Benfleet mainline train station. The property is finished to a very high standard throughout and benefits from a rear garden measuring approximately 120ft. Early viewing advised to avoid disappointment.**

#### Front Elevation

Commencing with a block paved driveway, there's fully fenced borders with established shrubs, there is access to the garage via an Electric roller shutter door, access to the side of the property via left side flank and block paved steps leading to entrance door.

#### Entrance Hallway

Smooth ceiling, double glazed door to front with sidelight window, wood effect laminate flooring, radiator, courtesy door to garage, stairs leading to first floor, doors leading to:

#### Playroom

11'8" x 10'2" (3.56m x 3.10m)

Smooth ceiling, double glazed Georgian style box window to front, radiator, wood effect laminate flooring.

#### Ground Floor Cloakroom

Smooth ceiling with inset spot lights, obscure double glazed window to side, built in storage cupboard under stairs, wood effect laminate flooring, low level close coupled W/C with chrome effect push button flush, corner pedestal hand wash basin with chrome effect mixer tap over and complimentary splash back tiles, radiator.

#### Lounge/Dining Room

26' x 13'7" decreasing to 11' (7.92m x 4.14m decreasing to 3.35m)

Dining Area: Smooth coved ceiling, double glazed window to side, fitted neutral carpet to remain, radiator, open access leading through to:

Lounge Area: Smooth coved ceiling, double glazed window to side, double glazed French doors with double glazed sidelight windows leading out to rear garden, fitted neutral carpet to remain, radiator.

#### Kitchen/Breakfast Room

19' x 9' (5.79m x 2.74m)

Smooth coved ceiling with inset spot lights, double glazed window to side, double glazed French doors leading out to rear garden, kitchen comprises of a range of shaker wall and base units with granite worktops over, under mounted stainless steel one and half sink with chrome effect mixer tap over and grouted granite drainer, inset 60cm Gas hob with stainless steel splash back and stainless steel extractor hood over, built in stainless steel Electric double oven, metro white tiling to walls, wood effect laminate flooring, additional granite breakfast bar, open access leading through to breakfast area with space for table and chairs, radiator, door leading to laundry room/utility room

#### Utility Room

6'10" x 5'3" (2.08m x 1.60m)

Smooth coved ceiling with inset spot lights, double glazed window to side, radiator, a range of matching kitchen units in shaker style with granite work tops over, inset stainless steel sink and drainer with chrome effect mixer tap over, space and plumbing for washer/dryer, radiator, wood effect laminate flooring, metro tiling to walls.

#### First Floor Landing

Smooth coved ceiling, double glazed window to side, dado rail, loft access, loft partially boarded with light and shelving, half gallery landing with Oak balustrade rail, radiator. fitted neutral carpet, doors leading to:

#### Bedroom One

14'5" x 9'10" (4.39m x 3.00m)

Smooth coved ceiling, double glazed window over looking rear garden, fitted neutral carpet to remain, radiator, door leading to full en-suite bathroom.

#### En-Suite Bathroom

Smooth ceiling, obscure double glazed window to side, four piece bathroom suite comprising of bath chrome effect mixer tap and shower attachment over, corner shower with glass splash back surround and Power shower over, pedestal hand wash basin with chrome effect mixer tap over, low level W/C with inset chrome effect push button flush, stone effect tiling to floor and walls, wall mounted towel rail.

#### Bedroom Two

14' x 10'3" decreasing to 8'6" (4.27m x 3.12m decreasing to 2.59m)

Smooth coved ceiling, double glazed window over looking rear garden, fitted neutral carpet to remain, radiator, door leading to en-suite bathroom.

#### En Suite Shower Room

Smooth ceiling with inset spot lights, obscure double glazed window to side, three piece shower room comprising of corner shower with glass splash back surround, close coupled low level W/C with chrome effect push button flush, wall mounted ceramic hand wash basin with chrome effect mixer tap over, tiling to walls in a stone effect.

#### Bedroom Three

13'8" x 11'6" (4.17m x 3.51m)

Smooth coved ceiling, double glazed window to front with roof top views, fitted neutral carpet to remain, radiator.

#### Bedroom Four

13'1" x 9'11" decreasing to 6'5" (3.99m x 3.02m decreasing to 1.96m)

Smooth sloped ceiling, obscure double glazed window to front, fitted neutral carpet to remain, storage area to one wall, radiator.

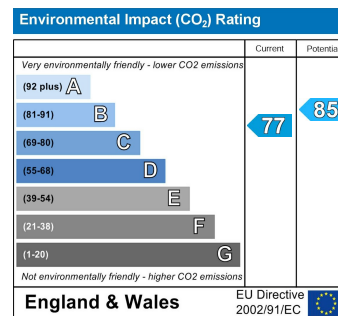
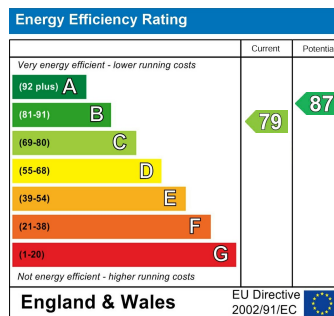
#### Family Bathroom

Smooth coved ceiling with inset spotlights, obscure double glazed window to side, four piece family bathroom comprising of a panel bath with chrome effect mixer tap and shower attachment over, pedestal hand wash basin with mixer tap over, low level W/C with chrome effect push button flush, corner shower with glass splash back surround and Power shower over, chrome effect towel rail, stone effect tiling to floor and walls.

#### Rear Garden

approximately 120ft (approximately 36.58mft)

Measuring approximately 120ft, the garden is arranged in two tiers with patio area providing space for table and chairs, there is a retaining decorative brick wall with planted borders and white picket fence with steps leading to the first flat, approximately 40ft run of garden with laid lawn and fully fenced borders, there is an additional decking area with raised platform to provide further patio area and elevated sitting area, further steps leading to another range of flat lawn with fully fenced borders to left hand flank, open border to right, space for work shop, there is a wooden shed (13'9" x 9'10") which will remain and has Electricity supply.



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