

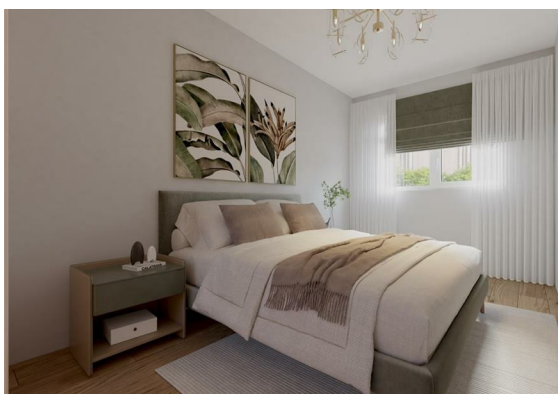
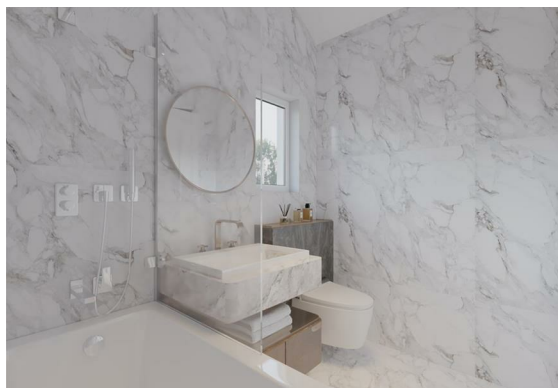


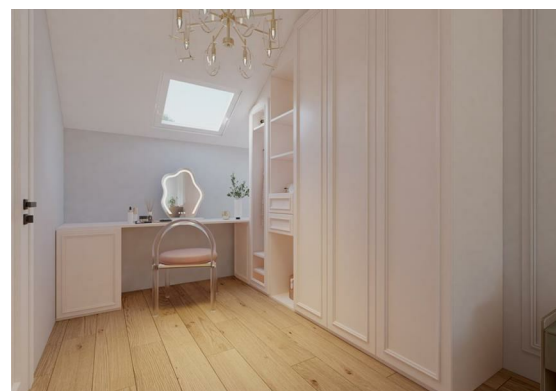
Benfleet Close
Sutton, SM1 3SE
Guide price £575,000

Benfleet Close

Sutton, SM1 3SE

* JUST ONE PLOT AVAILABLE * OCTOBER COMPLETION * Benfleet Close is just one, 3 bedroom, newly built detached home, built to an excellent standard. It really is a light and airy yet, also energy efficient home that has been fastidiously designed & built, sparing no time or expense on how the house is finished. Inside, it offers a fabulous multipurpose space for anyone looking for a contemporary home. Location-wise it couldn't get any better. Quiet and peaceful, yet within a highly convenient, non cut through road, you have incredible schooling, transport links and amenities on your doorstep. You'll be spoilt for choice for dining out and going for walks in green open spaces, enhancing your well-being. Inside the house, the real heart of the home is the kitchen/dining/family room, with abundance of workspace to really cook up a storm in and sliding doors leading out to your garden - you'll be the envy of all of your friends and family! Breakfast ready, you'll enjoy sitting down with your loved ones, looking forward to the day ahead. Upstairs, the bedrooms will truly impress and will be a pleasure to relax in, we think that you'll be having a few more 'early nights' as you will be so eager to nestle down in what are incredibly stylish surroundings. Both floors are also served by either a beautiful modern bathroom or shower room. But there's more! How about a wonderful, landscaped rear garden that will be great for every age range, along with allocated parking on the front driveway. With all these benefits, along with 10 year new build, insurance backed warranty, we think that the new owners will be very lucky indeed. *Please note that the images are computer generated and do not represent the finished property.





GROUND FLOOR

Hallway

Kitchen/Living Room
16'4 x 15' maximum (4.98m x 4.57m maximum)

Reception/Bedroom
13'1 x 9'1 maximum (3.99m x 2.77m maximum)

Bathroom
8'2 x 7'9 maximum (2.49m x 2.36m maximum)

Utility Room

FIRST FLOOR

Landing

Bedroom
21'10 x 7'5 (6.65m x 2.26m)

Bedroom
12'1 x 8'6 (3.68m x 2.59m)

Family Shower Room
7'3 x 6'1 (2.21m x 1.85m)

OUTSIDE

Driveway

Decked Area

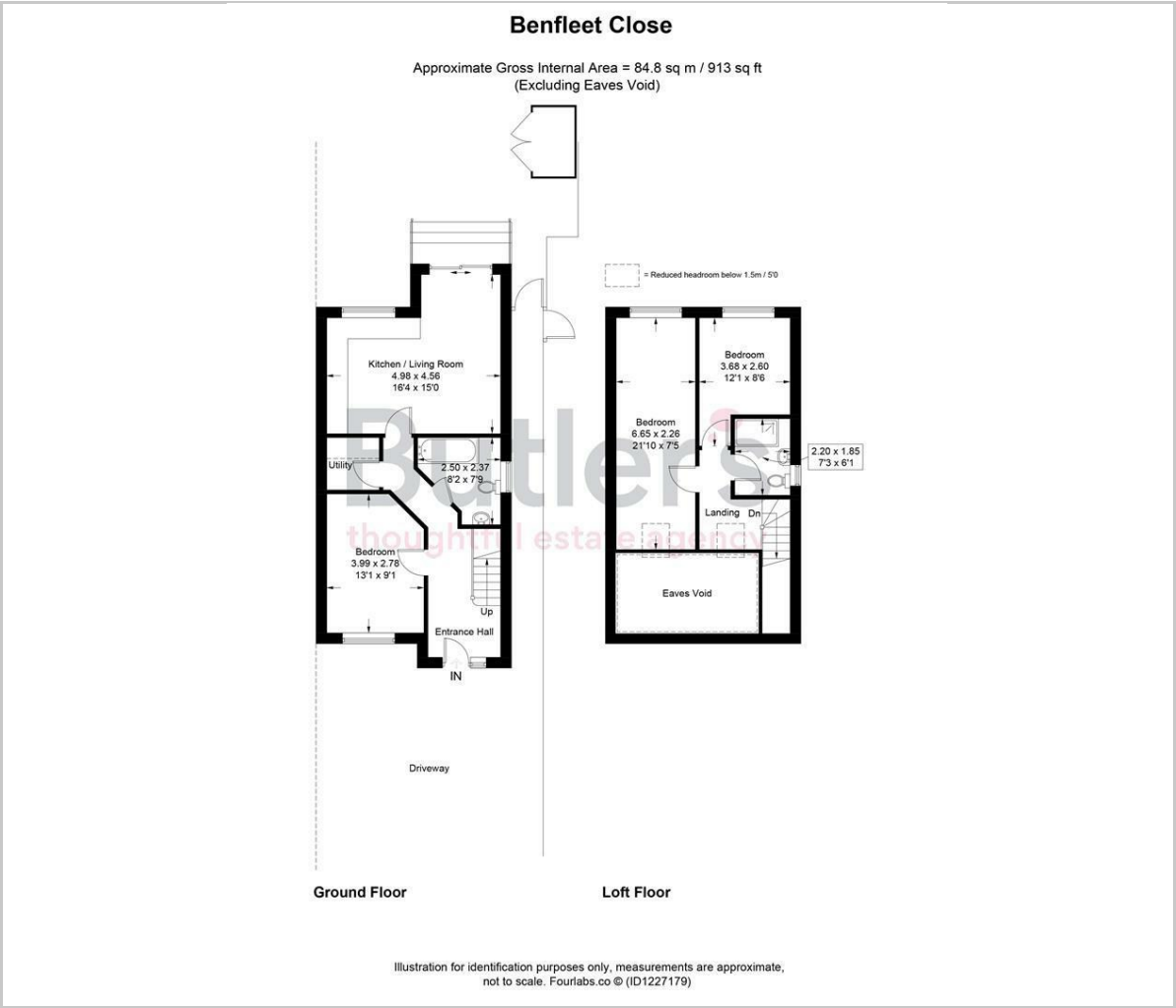
Rear Garden

Butler's
thoughtful estate agency

I'm for sale



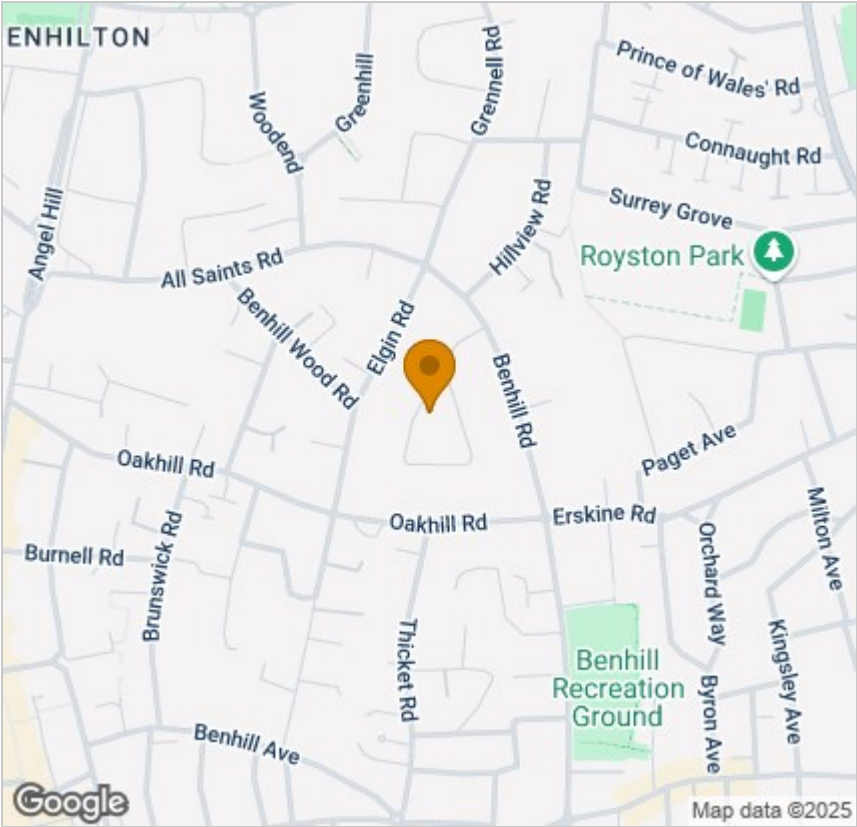
Floor Plan



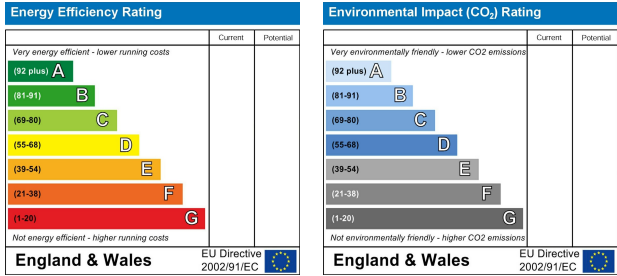
Viewing

Please contact our Butler's Sales Office on 020 39 170 160 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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