



Bear Estate Agents are understandably excited to bring to the market this beautifully presented and lovingly cared for three bedroom family home which is situated within a quiet and family friendly cul de sac location with the property benefitting from both driveway parking and a SOUTH-FACING REAR GARDEN.

## Soane Street Basildon

**£325,000**

Offers In Excess Of

- Kitchen/Diner 14'3 x 10'9
- Master Bedroom 10'9 x 7'11 With Walk In Wardrobe 6'6 x 3'6, Bedroom Two 10'9 x 7'11 Plus Bedroom Three 7'9 x 6'
- Low Maintenance South Facing Rear Garden
- Quiet & Family-Friendly Cul De Sac Location
- Great Access To A127 & A13
- Living Room 14'3 x 10'8
- Family Bathroom Suite 7'8 x 5'10
- Driveway Parking With Scope To Extend The Driveway
- Close Proximity To Local Shops & Amenities
- Fully Double Glazed Throughout



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# Soane Street



Internally the new owner will be greeted by a cosy entrance hall complete with understairs storage. The entrance hall allows access to both the kitchen come diner and the main living room.

The impressive kitchen come diner measures 14'3 x 10'9 and provides ample dining space alongside a wealth of both worktop space and storage space. There is also a large 4'8 x 3'6 storage cupboard off of the kitchen which could be used for utilities.

Completing the ground floor living accommodation is the living room which measures a further 14'3 x 10'8 with double doors opening onto the south facing rear garden. The living room offers the perfect environment in which to both entertain and relax.

The first floor commences with the landing allowing access to all three bedrooms and the bathroom suite.

The master bedroom measures 10'9 x 7'11 with a walk-in wardrobe, 6'6 x 3'6, bedroom two measures 10'9 x 7'11 whilst bedroom three measures a further 7'9 x 6'.

The family bathroom suite measures 7'8 x 5'10 and consists of the washbasin, W/C and large walk-in shower.

Externally this home continues to impress and excel with a low maintenance and south facing rear garden. To the front there is driveway parking with an area laid to lawn which could be block paved to provide parking for 2/3 vehicles comfortably, should the new owner require this.

Situated within a quiet and family-friendly cul de sac location within close proximity of local shops, amenities, parkland and the A127 the location is perfect for convenience and offers something for all of the family and for all ages.

Internal viewings come strongly recommended so that one can appreciate and acknowledge first hand all that this fantastic home has to offer.

Agent Note: The property has no mains gas and uses Economy Seven Electric Heating.

Freehold.  
Council Tax Band C.  
Amount £1908.72.

AML Checks - All buyers interested in purchasing a property through us are required to complete an Anti-Money Laundering (AML) check. A non-refundable fee of £30 + VAT per buyer in the transaction will apply. This fee must be paid before proceeding with the purchase.

## **Cosy Entrance Hall With Understairs Storage**

### **Kitchen/Diner**

14'3 x 10'9

### **Living Room**

14'3 x 10'8

### **First Floor Landing**

### **Master Bedroom**

10'9 x 7'11

With Walk-In Wardrobe 6'6 x 3'6

### **Bedroom Two**

10'9 x 7'11

### **Bedroom Three**

7'9 x 6'

### **Family Bathroom Suite**

7'8 x 5'10

### **South Facing Rear Garden**

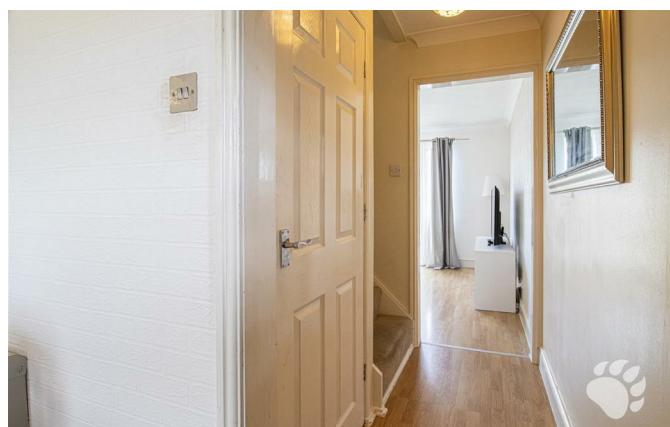
### **Driveway Parking**

### **Scope For Larger Driveway**

### **Quiet Cul De Sac Location**

### **Close Proximity To Local Shops & Amenities**

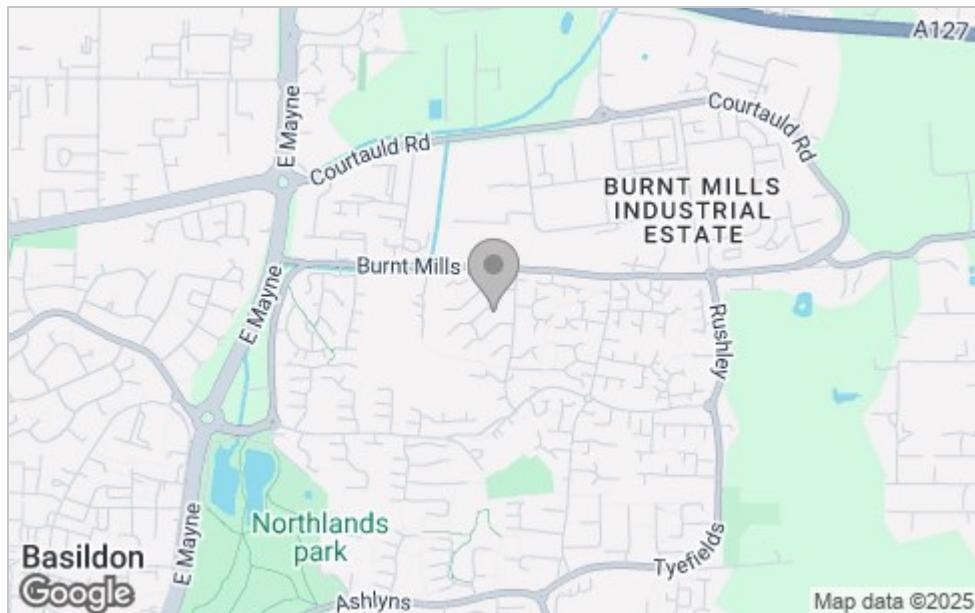
### **Strong Access To A127 & A13**



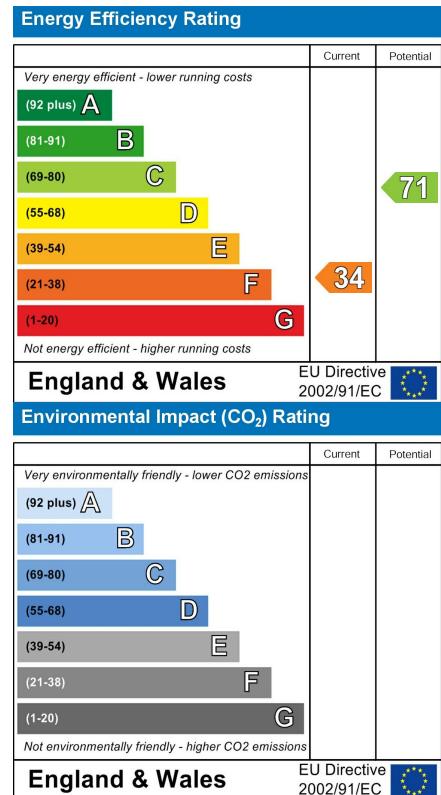
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Basildon Office on 01268 661215 if you wish to arrange a viewing appointment for this property or require further information.

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.