



Bear Estate Agents are understandably enthused to bring to the market, this lovingly cared for and beautifully presented FOUR DOUBLE BEDROOM end of terrace home. Built as a 'Modular' home which during construction reduced construction waste by up to 90%! Built in 2023 by NU Living and part of the sought-after Beechwood Village Project the property retains 8 years' worth of NHBC Warranty alongside a better-than-show home finish throughout and deceptively spacious living accommodation.

- Welcoming Entrance Hall Complete With Ground Floor W/C
- Living Room 12'7 x 11'1
- Family Bathroom Suite 7'4 x 6'10
- Car Port Plus Additional Parking
- Walking Distance To Local Shops & Amenities - Popular & Family Friendly Estate
- Kitchen/Diner 13'5 x 11'1
- Master Bedroom 13'2 x 12'9 With En Suite 7'4 x 5'3, Bedroom Two 13'1 x 11'1, Bedroom Three 13'2 x 8'3 Plus Bedroom Four 11'1 x 8'10
- Pleasant Rear Garden With Side Access
- 2023 Build - 8 Years NHBC Warranty Remaining
- Built As A 'Modular Home'

Caxton Way

Basildon

£450,000



Caxton Way



Internally the new owner will be greeted by the welcoming entrance hall complete with both storage and a ground floor W/C. Within the ground floor W/C there is a 'utility cupboard' which currently accommodates the washing machine and tumble drier. The entrance hall then allows access to both the stunning kitchen come diner and the separate living room.

Worthy of special mention is the stunning kitchen come diner which measures an impressive 13'5 x 11'1. The room is flooded with natural light via the large window and door to the garden. There is an abundance of both worktop space and storage space too. The kitchen comes complete with fitted fridge/freezer, dishwasher, electric hob, induction fan and electric oven.

Completing the ground floor is the spacious living room which measures a further 12'7 x 11'1 with dual aspect windows again, flooding the room with natural light.

The first floor commences with a spacious landing allowing access to all four double bedrooms and the family bathroom suite.

The master bedroom measures 13'2 x 12'9 complete with both fitted wardrobes and an en suite shower room, bedroom two measures 13'1 x 11'1, bedroom three measures 13'2 x 8'3 whilst bedroom four measures a further 11'1 x 8'10. All four bedrooms are sizeable double bedrooms which is a fine feature within itself.

Completing the first floor is the family bathroom suite which measures 7'4 x 6'10, consisting of the W/C, washbasin and bathtub with overhead shower.

The loft, accessible from the landing, covers the size of the entire first floor, is fully boarded and accommodates the combi boiler. The loft is a huge space and another fine feature.

Externally there is a pleasant rear garden, majority laid to lawn with side access. The side access leads through to your carport and additional parking whilst there is also storage to both the front and rear.

Built in 2023 there is 8 years of NHBC warranty remaining.

Situated on, and as part of the popular and family-friendly Beechwood Village Project which is committed to creating hundreds of new homes along with shops and community centres as part of a regeneration scheme for the immediate area this home represents the opportunity to become part of an up and coming, and thriving community.

This property was built as a 'Modular' home which during construction reduced construction waste by up to 90%!

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

Freehold.
Council Tax Band D.

AGENT NOTE: Bedrooms 3 & 4 have been furnished used AI tools.

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.

Welcoming Entrance Hall

Ground Floor W/C

'Utility Cupboard' With Ground Floor W/C

Kitchen/Diner

13'5 x 11'1

Living Room

12'7 x 11'1

First Floor Landing

Master Bedroom

13'2 x 12'9

With Fitted Wardrobes.

En Suite Shower Room

7'4 x 5'3

Bedroom Two

13'1 x 11'1

Bedroom Three

13'2 x 8'3

Bedroom Four

11'1 x 8'10

Family Bathroom Suite

7'4 x 6'10

Huge Loft Space, Fully Boarded

Pleasant Rear Garden

Side Access

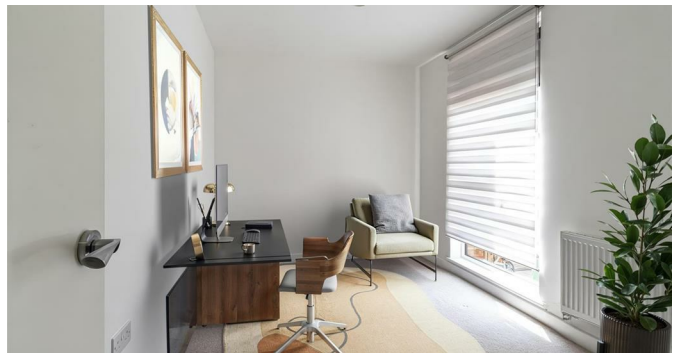
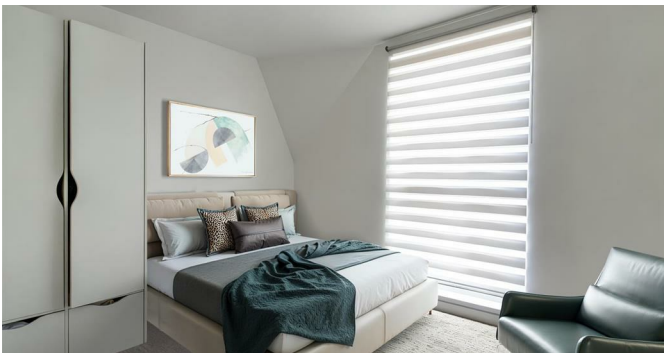
Car Port Plus Additional Parking

2023 Build - 8 Years NHBC Warranty Remaining

Walking Distance To Local Shops & Amenities

'Modular Home'

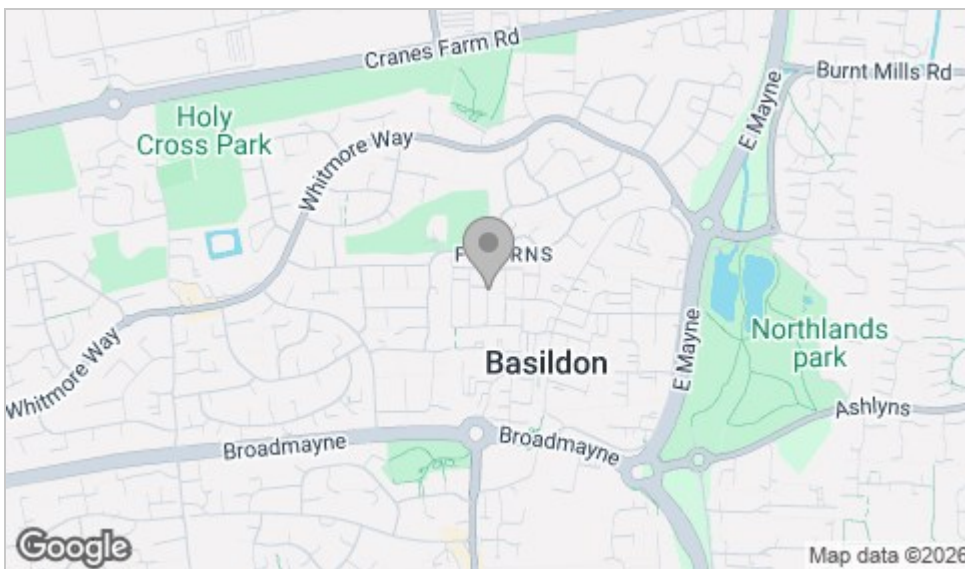
Popular & Family-Friendly Development



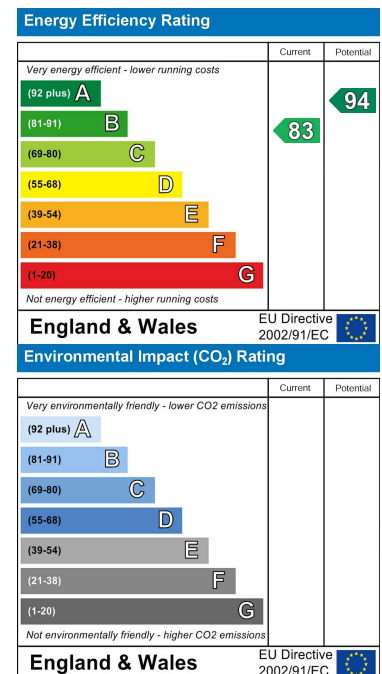
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

351 Clay Hill Road, Basildon, Essex, SS16 4HA

Office: 01268 661215 basildon@bearestateagents.co.uk <http://www.bearestateagents.co.uk/>