bear
Estate Agents



Bear Estate Agents are exceptionally proud to bring to the market this beautifully presented four-bedroom detached family home, situated within the highly desirable Dunton Fields Estate in Laindon. Presented in immaculate condition throughout, the property offers an impressive combination of contemporary living, generous accommodation and exceptional versatility across three floors. Among its standout features are a substantial open-plan kitchen/lounge/diner, dedicated home office, four well-proportioned bedrooms, additional dressing and storage facilities, a large west-facing rear garden and a partially converted garage incorporating a fantastic private bar and entertaining space.

The property enjoys a convenient position within the popular Dunton Fields development, close to local shops, well-regarded schools and popular bus routes. Laindon Railway Station is within close proximity, providing direct links into London Fenchurch Street via the C2C rail service, whilst the A127 is within a short drive, offering excellent road connections towards London, Southend and the surrounding areas.

- Immaculate Four-Bedroom Detached House
- Impressive Open-Plan Kitchen/Lounge/Diner (25'9 x 30'0 Max)
- Four Double Bedrooms
- Dressing Room (8'3 x 8'8)
- Large West-Facing Rear Garden
- Highly Desirable Dunton Fields Estate
- Dedicated Study (8'1 x 10'2)
- En-Suite Shower Room to Bedroom 1
- Four-Piece Family Bathroom and Downstairs W/C
- Driveway Parking for Two Vehicles

Reeds Close

Basildon

£700,000

Offers In The Region Of

4 3 2 C

Reeds Close









Internally, the accommodation begins with a welcoming entrance hall, immediately introducing the well-maintained presentation found throughout the home. The hallway houses the staircase leading to the first floor and benefits from a useful under-stair storage cupboard, providing valuable space for everyday household items.

Undoubtedly one of the property's most impressive features is the spectacular open-plan kitchen/lounge/diner measuring 25'9 x 30'0 at its maximum dimensions. Occupying a substantial proportion of the ground floor, this exceptional living space has been designed around modern family life, offering generous and clearly defined areas for cooking, dining, relaxing and entertaining, whilst maintaining a wonderful sense of openness throughout.

The kitchen area provides an abundance of cupboard and worktop space, offering excellent storage alongside extensive preparation surfaces. A substantial central island forms a natural focal point, providing additional workspace whilst creating an inviting and sociable environment for everyday cooking and entertaining. The generous proportions allow the kitchen to integrate effortlessly with the surrounding dining and living areas, making it a particularly practical arrangement for busy family life.

The dining area comfortably accommodates a large dining table and additional furniture, providing an excellent setting for everything from everyday family meals to larger gatherings. Its open-plan relationship with the kitchen makes entertaining particularly convenient, whilst the generous floor space allows guests and family members to move comfortably between the different areas.

The lounge area provides an inviting setting for relaxing, with ample room for substantial seating arrangements and additional furniture. A charming bay window positioned to the front introduces natural light and adds character to the space, whilst the impressive proportions allow the living area to remain comfortable and welcoming despite the scale of the accommodation.

To the rear, sliding glazed doors and bifold doors open directly into the west-facing garden, allowing natural light to travel throughout the open-plan accommodation whilst creating an excellent connection between indoor and outdoor living. During the warmer months, these openings provide an ideal arrangement for entertaining, allowing the garden to become a natural extension of the main living space.

Separate from the principal living accommodation is the dedicated study measuring 8'1 x 10'2. This provides an excellent environment for those working from home, with ample room for a desk, office equipment and additional storage. Its separation from the main reception areas makes it particularly useful as a quieter workspace, although the room could equally serve as a hobby room, playroom or additional reception space depending on the requirements of the next owner.

Completing the ground-floor accommodation is a convenient downstairs WC, providing a practical facility for everyday family use and visiting guests.

Moving upstairs, the first-floor landing continues the generous feel of the accommodation, providing access to three bedrooms, the family bathroom and the dressing room. The landing also benefits from an airing cupboard, offering further useful household storage.

Bedroom One measures 11'10 x 11'1 at its maximum dimensions, providing a generously proportioned principal bedroom with ample room for a range of bedroom furniture. The room benefits from fitted wardrobes with mirrored sliding doors, providing excellent built-in storage whilst helping to maintain a spacious and uncluttered appearance.

The principal bedroom is further complemented by its own en-suite shower room, comprising a shower, toilet and wash hand basin. This private facility adds an additional level of comfort and convenience, particularly for busy households.

Bedroom Two measures 11'2 x 11'1 at its maximum dimensions and provides another excellent double bedroom. Its generous proportions allow for a comfortable arrangement of bedroom furniture, whilst fitted wardrobes with mirrored sliding doors provide substantial storage without compromising the available floor space. This room is particularly well suited to family members or guests.

Bedroom Three measures 8'9 x 12'0 at its maximum dimensions, providing a further well-proportioned bedroom with flexibility for a range of furniture arrangements. The room also benefits from fitted wardrobes with mirrored sliding doors, continuing the excellent provision of built-in storage found throughout the property. Depending on the needs of the next owner, the room could also comfortably accommodate a home office or study arrangement.

Also positioned on the first floor is the dedicated dressing room measuring 8'3 x 8'8. This versatile space provides an excellent area for clothing storage, dressing and organisation, offering a valuable addition to the bedroom accommodation. The room also houses the staircase leading to the second floor, creating a natural transition towards the uppermost level of the home.

Completing the first-floor accommodation is the three-piece family bathroom suite, comprising a shower-over-bath, toilet and wash hand basin. The bathroom provides a practical and comfortable space for everyday family use, complementing the principal bedroom's private en-suite and the ground-floor WC.

Ascending to the second floor, the accommodation continues to impress with a particularly versatile arrangement comprising a substantial fourth bedroom and an additional storage room.

Bedroom Four measures 12'8 x 15'10, providing an exceptionally generous bedroom with ample room for a range of furniture. Its position on the uppermost floor offers a greater degree of separation from the main household accommodation, making it particularly appealing as a guest bedroom, older child's bedroom or private retreat. The generous dimensions also provide flexibility for incorporating additional seating or a workspace if desired.

Adjoining the fourth bedroom is the substantial storage room measuring 12'8 x 14'0, which is currently utilised as an additional dressing room. This impressive space provides an abundance of storage potential and offers excellent flexibility for organising clothing, personal belongings and other household items. Its position alongside the fourth bedroom creates a particularly useful arrangement, allowing the upper floor to function as a largely self-contained sleeping and dressing area.

Externally, the property continues to impress with a large west-facing rear garden, providing an excellent outdoor environment for relaxing, entertaining and family enjoyment. Its generous proportions offer considerable flexibility for outdoor seating, dining and recreational activities, whilst its westerly orientation allows the garden to benefit from the afternoon and evening sun. The direct connection to the open-plan living accommodation further enhances the garden's appeal, particularly during the warmer months.

A particularly distinctive addition to the property is the garage, which has been partially converted to create an impressive private bar and entertaining space. The front section remains available for storage, providing practical space for household items, whilst the rear has been transformed into a dedicated outbuilding measuring 17'9 x 10'0.

Currently arranged as a bar, this fantastic additional space provides an excellent setting for entertaining friends and family away from the main house. Its generous proportions allow for comfortable seating and socialising, creating an enjoyable environment for gatherings and celebrations. The space also offers considerable versatility for alternative uses, such as a games room, home gym, hobby room or garden retreat, depending on the requirements of the next owner.

To the side of the property, a private driveway provides off-street parking for two vehicles,

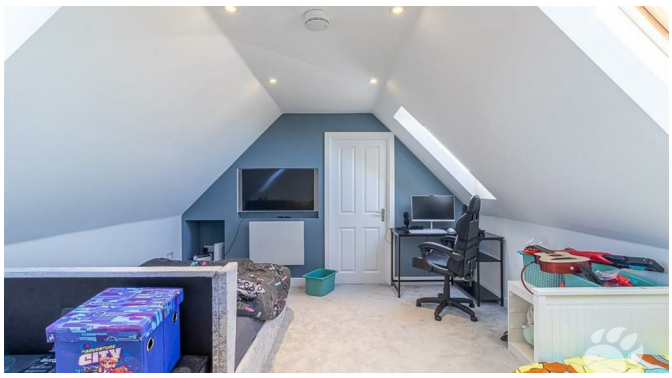




















Floor Plan

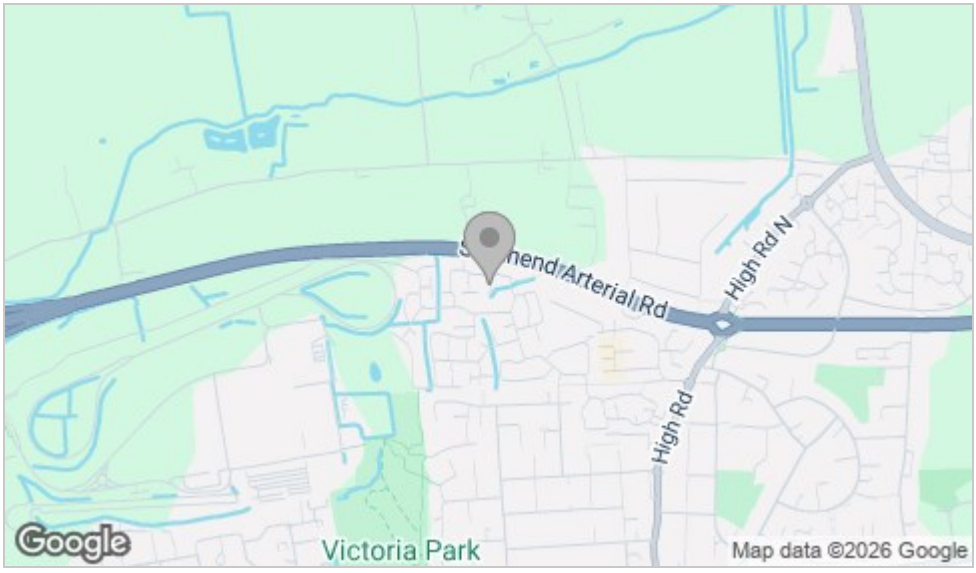




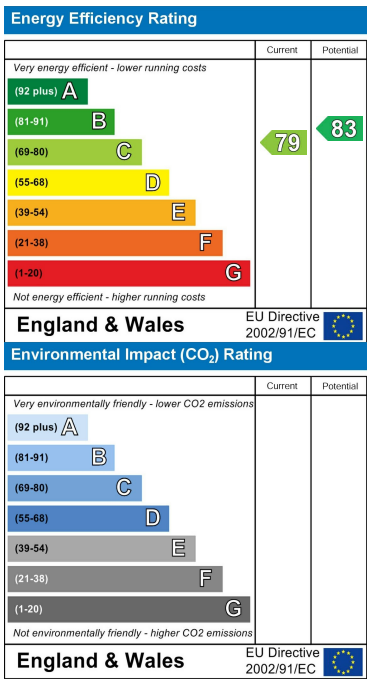




Area Map



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.

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