



GUIDE PRICE £650,000 - £685,000. Bear Estate Agents are thrilled to bring to the market this stunning FOUR/FIVE bedroom detached house! Purleigh Close is a delightful and quaint road with this home located in a incredibly private cul-de-sac shared with three other neighbours. It is also positioned in a very convenient location, within walking distance of local schools, local shops and popular bus routes. Both Basildon and Pitsea railway stations are a short drive away from the home, conveniently connecting London Fenchurch Street on the C2C rail service. The A127 and A13 are also a short car journey in each direction, for those who commute by car.

- Incredible Size
- Heated Swimming Pool
- Multiple Reception Rooms
- En-Suite
- Good Sized Bedrooms
- Walking Distance to Shops & Schools
- Cinema Room
- Huge Kitchen
- Four Piece Bathroom Suite
- Parking for Multiple Vehicles

## Purleigh Close

Basildon

**£650,000**

Guide Price





# Purleigh Close



The ground floor layout of this home is incredibly impressive, beginning with a porch and an inviting entrance hall which hosts the stairs and adjoins a ground floor WC. Left of the hallway is a large lounge which measures 18'8 x 11'1 with a bay window overlooking the front. Adjoined in an open-plan fashion is a traditional dining room which measures 9'6 x 9'6 and the living space has been extended with a conservatory which measures 12'1 x 10'6. The kitchen is a very social space with enough room for a seating area without compromising the abundance of cupboard and surface space on offer. At maximum dimensions, this room measures 22'5 x 17'8 and there are two skylights which keep this room bright and airy throughout the day as well as a set of bi-folding doors into the rear garden. One of the most impressive rooms in the house is the enormous 'cinema room' which measures 16'9 x 17'11, currently boasting a bar and karaoke stage! There are also two bay windows which overlook the front of the home. Completing the ground floor layout is an office space which can also be used as a 5th bedroom, measuring 9'2 x 8'10.

Upstairs are four bedrooms and two bathrooms. Bedroom 1 measures 12'9 x 12'7 at maximum dimensions and benefits from two built in wardrobes and wall space for a television. Adjoining is a three-piece en-suite comprised of walk-in shower, toilet and sink. Bedroom 2 is also a comfortable double bedroom, measuring 11'7 x 11'3, also boasting a built-in wardrobe. Bedroom 3 and bedroom 4 measures 6'11 x 9'1 and 9'8 x 6'2 respectively. The family bathroom is a four-piece suite comprised of walk-in shower, separate bath, toilet and sink.

The external benefits are equally impressive, beginning with the cleverly designed rear garden. The garden is separated into sections, beginning with a social 'bar' area incorporating seats for guests. There is a paved space with is very low maintenance, which leads through to the gated swimming pool and circular cabin. The swimming pool area is fantastic with further seating areas and the heated swimming pool which has been fitted with jets and can reach hot tub temperatures, making it usable all year round! The cabin is a phenomenal space, particularly in the cold winter months with seating, wrapping around a fully functional wood burner, keeping the cabin toasty. To the front of the home is an abundance of parking and there are plenty of space to park on the street for any overspill of guests.

We cannot stress the importance of visiting this home first hand and seeing all of benefits on offer. Call us today to organise a viewing!

Council Tax Band: F (£3101.67)

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.

**GUIDE PRICE £650,000 - £685,000**

**Incredible Size**

**Walking Distance to Shops & Schools**

**Porch**

**Entrance Hall (8'8 x 9'6)**

**Ground Floor WC**

**Lounge (18'8 x 11'1)**

**Dining Room (9'6 x 9'6)**

**Conservatory (12'1 x 10'6)**

**Kitchen (22'5 x 17'8)**

**Cinema Room (16'9 x 17'11)**

**Office / Bedroom 5 (9'2 x 8'10)**

**Bedroom 1 (12'9 max x 12'7)**

**En-Suite**

**Bedroom 2 (11'7 x 9'1)**

**Bedroom 3 (6'11 x 9'1)**

**Bedroom 4 (9'8 x 6'2)**

**Family Bathroom Suite**

**Glorious Rear Garden**

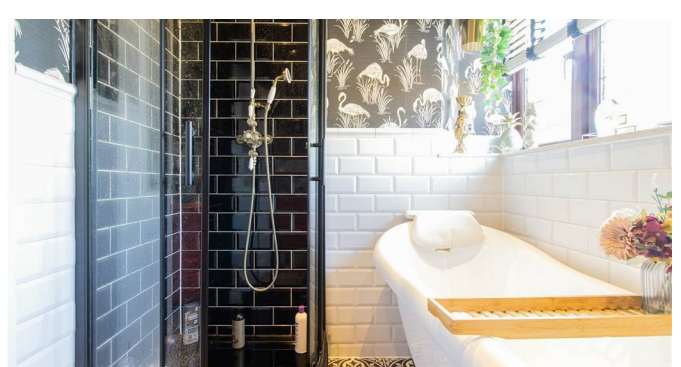
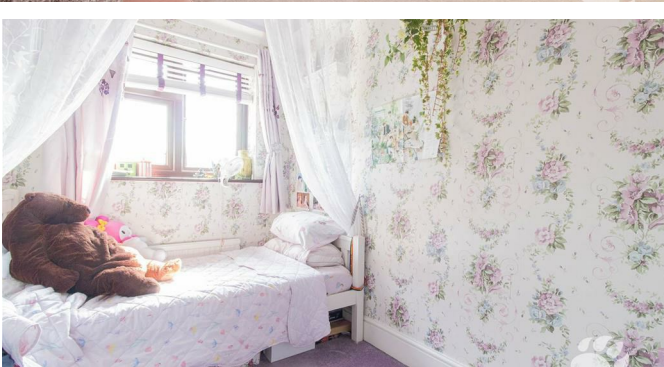
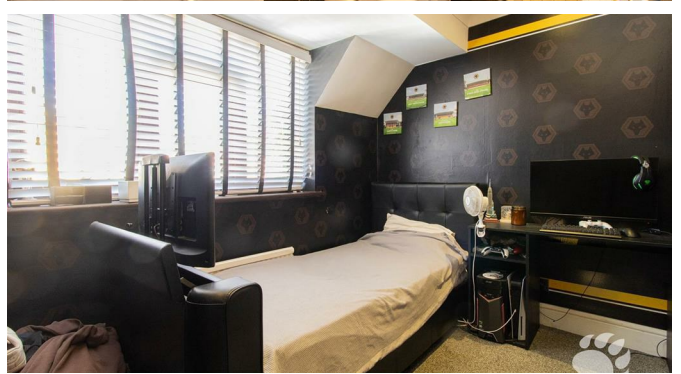
**Bar Area**

**Swimming Pool**

**Wood Burning Cabin**

**Driveway for Multiple Vehicles**



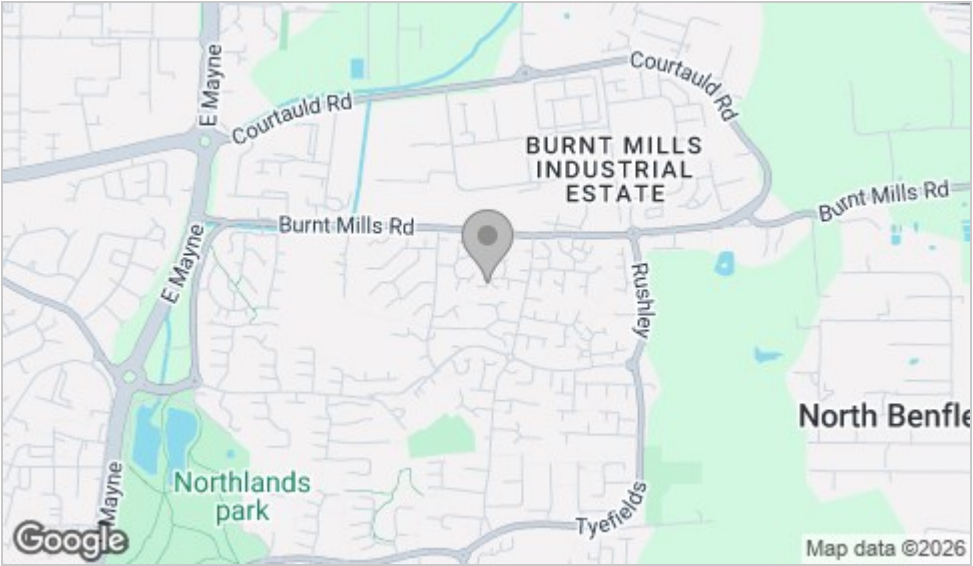




# Floor Plan



# Area Map



# 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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# Energy Efficiency Graph

