



Bear Estate Agents are delighted to bring to the market this truly impressive four-bedroom semi-detached home, ideally positioned on the highly regarded Birds Estate in Kingswood. Cleverly extended to the front, side and rear, this exceptional property offers substantial living space, high-quality finishes throughout and a layout perfectly suited to modern family life.

The home is ideally located within walking distance of local shops, well-regarded schools and popular bus routes. Club Kingswood and Basildon Golf Course are also just a short walk away, offering fantastic leisure facilities nearby. Basildon Town Centre and Basildon Railway Station are approximately 0.7 miles away, providing direct links into London Fenchurch Street via the C2C rail service. For those commuting by car, the A13 and A127 are both just a short drive away, offering convenient access into London and beyond.

- Four Bedroom Semi-Detached Home on The Birds Estate
- 0.7 Miles to Basildon Town Centre and Railway Station
- Lounge (19'11 x 11'11)
- Four Generous Double Bedrooms
- South-West Facing Garden with Pergola and Outdoor Office
- Cleverly Extended to the Front, Side and Rear
- Spacious Kitchen/Diner/Family Room (20'1 x 33'11 Max)
- Study with Fitted Storage (10'10 x 6'9)
- Modern Four-Piece Bathroom with Underfloor Heating
- Large Driveway and Car Port Parking for up to Seven Vehicles

## Toucan Way

The Birds Estate, Kingswood

**£675,000**

Offers Over



# Toucan Way



Internally, the home begins with a spacious and welcoming entrance hall which houses the stairs, a useful under-stair storage cupboard, a spacious downstairs W/C, and provides access to all ground floor rooms.

The study measures 10'10 x 6'9 plus fitted storage cupboards and provides an ideal work-from-home space, offering practicality and privacy away from the main living areas.

The lounge measures an impressive 19'11 x 11'11 and provides a warm and inviting space to relax, centred around a stylish log burner which creates a cosy focal point during the colder months.

Undoubtedly the showpiece of the home is the stunning kitchen/diner/family room, measuring an incredible 20'1 x 33'11 at its maximum dimensions. This spectacular open-plan space truly forms the heart of the home and has been designed with both family living and entertaining in mind. The kitchen boasts an abundance of cupboard and worktop space alongside a striking central island, offering both practicality and style. The dining and family areas provide ample space for gathering and relaxing, while the bi-fold doors open seamlessly onto the rear garden, creating a superb indoor-outdoor connection during the warmer months. Solid oak flooring throughout the kitchen and hallway further enhances the premium feel of the ground floor.

The utility room measures 7'5 x 9'4 at its maximum dimensions and offers additional storage and appliance space, while also providing convenient side access to the garden.

Moving upstairs, the first-floor landing provides access to all bedrooms and the family bathroom.

The master bedroom measures 11'0 x 13'3 and is a beautifully proportioned double bedroom, offering a calm and inviting space to unwind at the end of the day. The room comfortably accommodates a large bed alongside additional bedroom furniture, creating a well-balanced and stylish principal bedroom within the home.

Bedroom Two measures 8'6 x 13'3 and is another generous double bedroom. With its excellent proportions, this room comfortably allows for a double bed, wardrobes and further furniture, making it ideal as a second principal bedroom, guest room, or spacious children's bedroom.

Bedroom Three measures 8'1 x 11'4 and is again a very well-sized bedroom, offering versatility for growing families. This room provides ample space for a bed and bedroom furniture and would make an excellent child's bedroom, guest room, or even a hobby room if desired.

Bedroom Four measures 10'11 x 10'9 at its maximum dimensions and benefits from fitted wardrobes, providing excellent built-in storage. The room is still comfortably large enough to host a bed and additional furniture, making it a highly practical fourth bedroom or an ideal home office depending on the needs of the new owner.

The internal accommodation is completed by a beautifully presented four-piece bathroom suite, comprising a corner bath, separate shower, toilet and wash hand basin. The bathroom also benefits from underfloor heating, adding a luxurious finishing touch.

The property further benefits from a fully boarded loft, providing excellent additional storage.

Externally, this home continues to impress with a large, beautifully landscaped south-west facing rear garden, offering a fantastic outdoor space to relax and entertain. Electricians have been cleverly run beneath the lawn, allowing for water features or further garden enhancements.

A superb pergola area with integrated heaters and lighting creates a wonderful outdoor seating space that can be enjoyed throughout the year.

The garden also benefits from a fully insulated outdoor office with electrics, making it ideal for working from home, running a business, or creating a dedicated hobby space.

To the front of the property there is a large driveway with a side car port, allowing parking for up to seven vehicles. Double gates to the side also offer the potential to extend parking further if desired.

This outstanding family home offers exceptional living space, premium finishes, and a highly desirable location, making it a rare opportunity for buyers seeking a stylish and versatile property. Early viewing is highly recommended to fully appreciate everything this home has to offer.

Council Tax Band: D (£2147.31)

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.

## **Four Bedroom Semi-Detached Home**

**Located on the Popular Birds Estate in Kingswood**

**Cleverly Extended to the Front, Side and Rear**

**Walking Distance to Shops Schools and Bus Routes**

**Club Kingswood and Basildon Golf Course Nearby**

**0.7 Miles to Basildon Railway Station**

**Kitchen/Diner/Family Room (20'1 x 33'11 Max)**

**Lounge (19'11 x 11'11)**

**Study with Fitted Storage (10'10 x 6'9)**

**Utility Room (7'5 x 9'4 Max)**

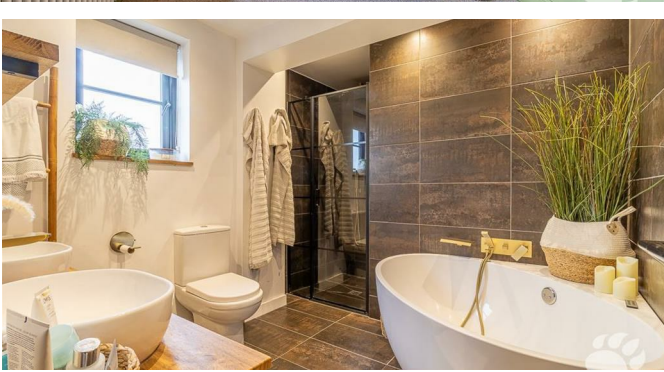
**Master Bedroom (11'0 x 13'3)**

**Bedroom Two (8'6 x 13'3)**

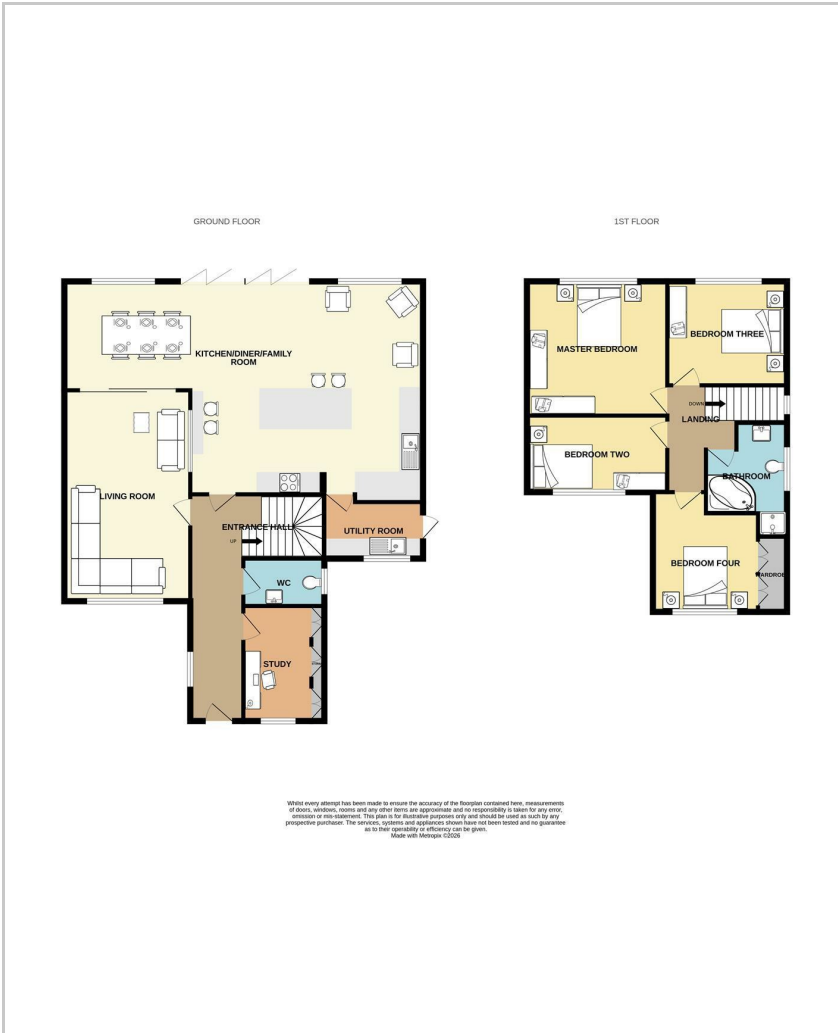
**Bedroom Three (8'1 x 11'4)**

**Bedroom Four (10'11 x 10'9 Max)**

**Fitted Wardrobes in Bedroom Four**



# 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.

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.

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# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	