



Bear Estate Agents are understandably enthused to bring to the market this HEAVILY-EXTENDED four-bedroom semi-detached family home which profits greatly from a large rear extension, currently acting as the beautiful kitchen come diner, plus a double-storey side extension which acts as additional garage space plus a fourth bedroom, the master bedroom complete with walk-in wardrobe. The master also has access to a 9'8 x 7'9 games area too!

## Roberts Road

Basildon

**£525,000**

Guide Price

- Striking & Spacious Entrance Hall Complete With Ground Floor W/C & Utility Room
- Kitchen Come Diner 21'2 x 11'11 With Shower Room Off Of 7'4 x 4'3
- Bedroom Two 12' x 11'1, Bedroom Three 11'1 x 10'11 With Feature Bay Window Plus Bedroom Four 7'4 x 6'10
- Large Approx 90' South Facing Rear Garden With Outhouse Complete With Power
- Heavily Extended & Beautifully Presented
- Living Room 23'5 x 12'10 With Feature Bay Window
- Master Bedroom 15'5 x 7'5 With Walk-In Wardrobe 7'5 x 6'5 Plus Games Area Within Loft 9'8 x 7'9
- Four Piece Family Bathroom Suite 7'6 x 7'1
- Garage 25'9 x 10'10 Plus Driveway Parking For Multiple Vehicles
- Popular & Family Friendly Location Within Walking Distance Of Laindon Station, Local Shops & Amenities



4



3



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# Roberts Road



Guide Price £525,000 - £550,000...

Internally, the new owner will be greeted by a striking and spacious entrance hall which stretches over 20' in length complete with understairs storage, a ground floor W/C and a utility room. The entrance hall in turn allows access to the living area and the kitchen/diner.

The main living room is impressive in size measuring 23'5 x 12'10 with a feature bay window. This provides the perfect environment in which to both entertain and relax.

Worthy of special mention is the breathtaking kitchen/diner which measures 21'2 x 11'11, there are bi-fold doors off the kitchen into the large south-facing garden plus double doors from the dining area into the living area. There is a feature island within the kitchen which becomes the focal point of the room. There is an abundance of both worktop space and storage space. There is a vaulted ceiling which creates a wonderful sense of space.

Off of the kitchen is a ground floor shower room complete with walk-in shower, washbasin and W/C.

Completing the ground floor is the separate utility room which measures 6'3 x 4'7 and is accessible off the entrance hall.

The entire ground floor flows incredibly well from room to room and is perfect for growing and already larger families. The property has been designed to manage the practicality of day to day family life's.

The first floor commences with a spacious landing which allows access to all four bedrooms and the four-piece family bathroom suite.

Benefiting from part of the extension is the master bedroom, this measures 15'5 x 7'5 moving into a walk-in wardrobe which measures a further 7'5 x 6'5. Dual aspect windows flood the master bedroom with natural light. The current owners have also, as part of the extension, utilised the loft space of the extension to create a games area, this measures 9'8 x 7'9 and is accessible via fitted ladders. There is also eaves storage off the games area. The rest of the house has its own loft area as normal.

Bedroom two measures 12' x 11'1, bedroom three measures 11'1 x 10'11 moving into a feature bay window whilst bedroom four measures a further 7'4 x 6'10.

Completing the first floor is the four-piece family bathroom suite, measuring 7'6 x 7'1 the bathroom consists of the bathtub, separate corner shower, washbasin and W/C.

Externally there is a large southerly facing rear garden complete with an outhouse to the bottom of the garden. The outhouse comes complete with power. The garden measures approximately 90' in length and approximately 35' in width, again, perfect for growing or already larger families. The garage is accessible via both the front and the rear garden. There is an electric door to the front and a single door to the rear. The garage measures 25'9 x 10'10 and is perfect for car enthusiasts or for those looking for a touch more storage space or an overflow from the kitchen as there is power to the garage as you would expect.

To the front there is driveway parking for multiple vehicles alongside a wealth of communal parking.

The property is situated within walking distance of Laindon Station and within walking distance of local shops and amenities. It also offers fantastic access to the A127 in particular.

Internal viewings come strongly recommended so that one can appreciate and acknowledge first hand the time, care and attention to detail the current owners have invested into bringing this home as close to perfect as possible.

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Freehold.  
Council Tax Band D.  
Amount £2,147.31.

## Striking & Spacious Entrance Hall

## Ground Floor W/C

**Living Room**  
23'5 x 12'10

**Kitchen/Diner**  
21'2 x 11'11

**Ground Floor Shower Room**  
7'4 x 4'3

**Utility Room**  
6'3 x 4'7

## First Floor Landing

**Master Bedroom**  
15'5 x 7'5

**Walk-In Wardrobe**  
7'5 x 6'5

**Games Area Off Of Master Bedroom**  
9'8 x 7'9

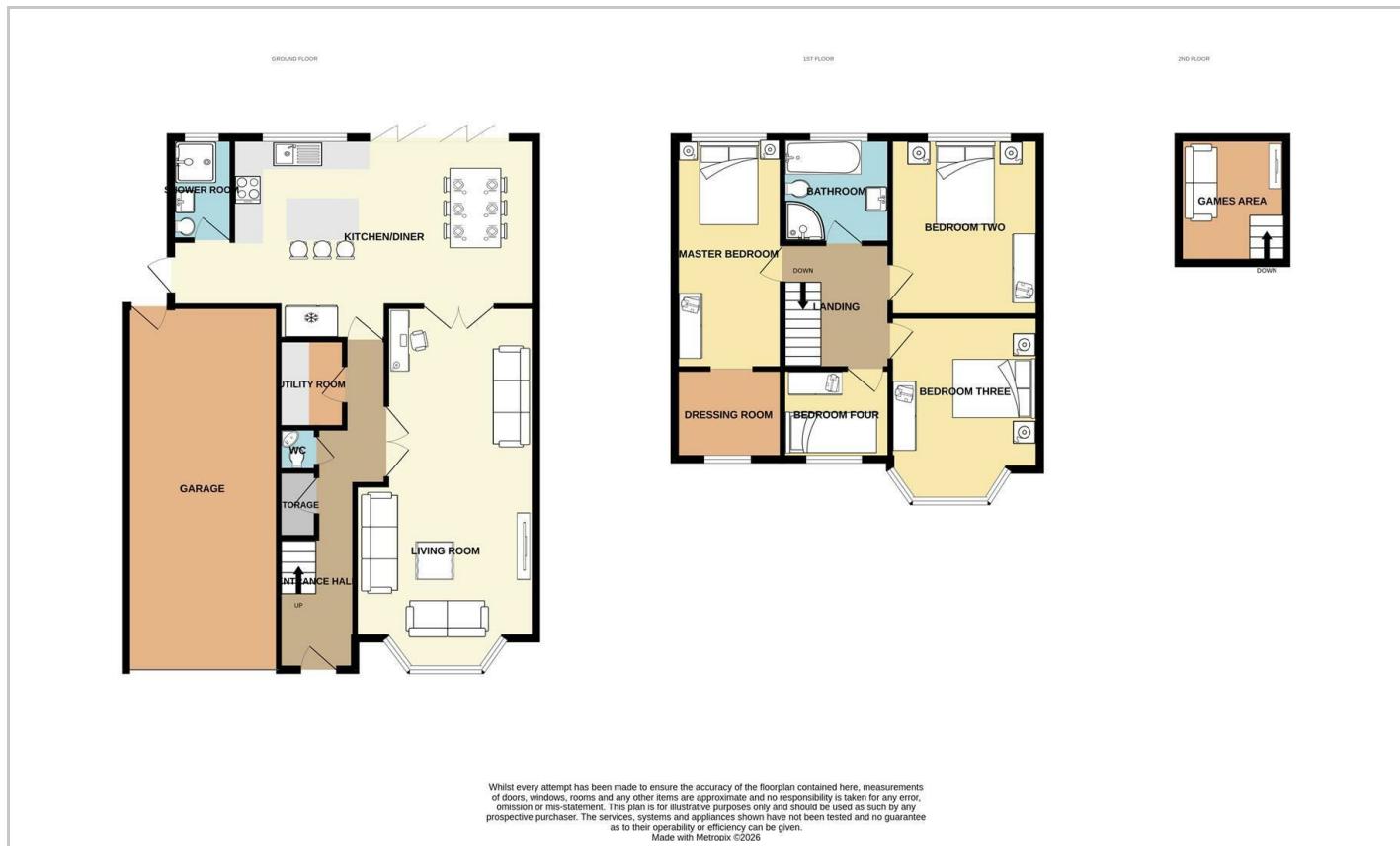
**Bedroom Two**  
12'1 x 11'1

**Bedroom Three**  
11'1 x 10'11

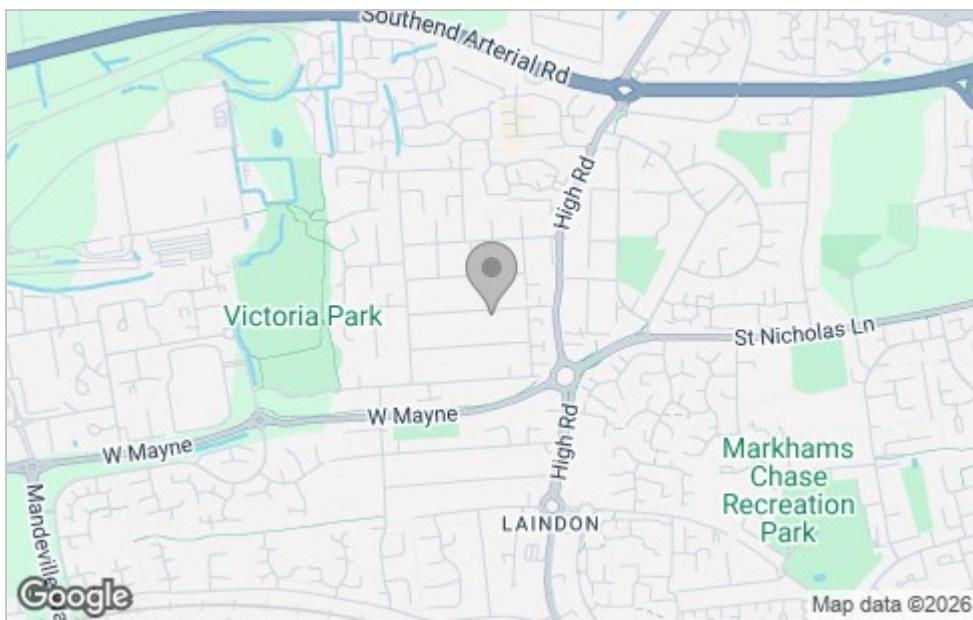
**Bedroom Four**  
7'4 x 6'10



## Floor Plan



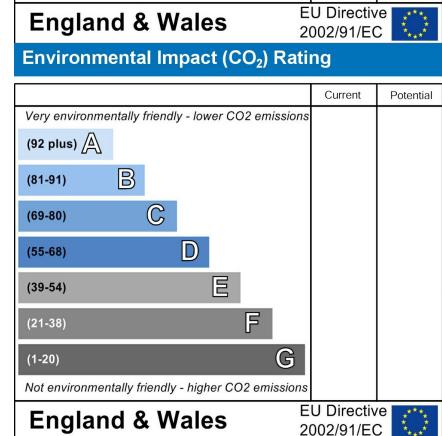
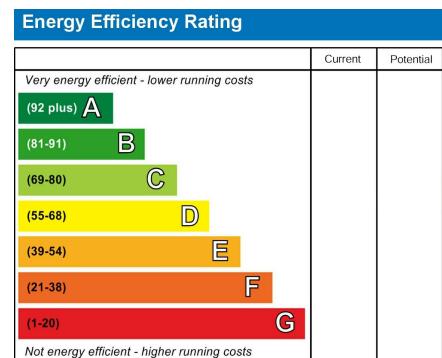
## Area Map



## Viewing

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

## Energy Efficiency Graph



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.