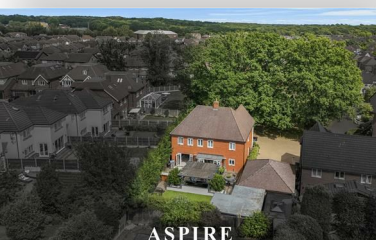


*To arrange a viewing contact us
today on 01268 777400*



Woodpecker Drive, Benfleet Guide price £850,000

- Guide Price £850,000 to £900,000
- Stunning open plan kitchen / family room spanning the full width of the rear
- Formal dining room, separate study, utility room and downstairs WC
- King John School Catchment Area
- Detached outbuilding currently designed as a glamorous "Clubhouse" bar
- Impressive five bedroom detached executive family home
- High specification kitchen with statement central island
- Two en-suites
- Destination style rear garden with outside bar and feature koi tank
- Detached Double garage and expansive driveway providing parking for multiple vehicles

** Guide Price £850,000 - £900,000 **

This impressive five bedroom detached modern family home, offering spacious and versatile living throughout, a large driveway, garage and a fantastic outbuilding.

Beautifully presented and designed with modern family living in mind, this home offers generous accommodation across both floors, making it ideal for growing families, those needing additional work from home space or buyers looking for flexible living.

The property benefits from a bright and welcoming entrance, spacious reception areas and a modern kitchen area, creating a great space for everyday living and entertaining. With five well proportioned bedrooms, the home offers excellent flexibility for families of all sizes.

Externally, the property continues to impress with a substantial driveway providing ample off street parking, a garage and a well sized rear garden. The outbuilding offers fantastic additional space, perfect for a

From the moment you arrive, the property makes an immediate impression, with an expansive driveway providing parking for multiple vehicles, alongside a double garage.

The ground floor has been designed with modern family living in mind, combining generous space with a high specification finish throughout. The showpiece of the home is the incredible open plan kitchen and family room, stretching across the full width of the rear of the house. This is a true heart of the home space, with a stunning central island taking centre stage, creating the perfect setting for everyday family life, hosting and entertaining.

In addition, the property offers a formal dining room, providing excellent versatility and equally suited as a second reception room, playroom, snug or additional home office. There is also a separate study, ideal for those working from home, along with a utility room and downstairs WC completing the ground floor.

The first floor continues to impress, offering five double bedrooms, two of which benefit from their own ensuite shower rooms. A well appointed family bathroom serves the remaining bedrooms, making the layout ideal for larger families or those who regularly welcome guests.

Externally, the rear garden is a destination in its own right. Designed for entertaining and relaxation, it features an outside bar, a stunning feature koi tank and beautifully arranged spaces to enjoy throughout the seasons. Adding to the lifestyle appeal is the detached outbuilding, currently styled as a glamorous bar and affectionately known by the current owners as "The Clubhouse". This is a standout space, perfect for parties, summer evenings, family gatherings or simply unwinding in style.

9 Woodpecker Drive is a home that delivers on space, finish and lifestyle. With its executive feel, impressive entertaining areas and versatile family layout, this is a property that must be viewed to be fully appreciated.

Approximate Gross Internal Floor Area: 2,013 sq ft / 187.0 sq m

Outbuilding Area: 214 sq ft / 19.9 sq m

Total Area: 2,227 sq ft / 206.9 sq m

Ground Floor

Entrance Hall
14'5" x 9'7" / 4.40m x 2.92m

Kitchen / Lounge / Diner
34'7" x 24'3" / 10.55m x 7.40m

Dining Room
12'6" x 9'9" / 3.80m x 2.97m

Study
11'7" x 9'6" / 3.53m x 2.90m

Utility Room
6'1" x 5'7" / 1.85m x 1.70m

W.C.

First Floor

Landing
15'3" x 14'10" / 4.64m x 4.51m

Master Bedroom
13'2" x 12'11" / 4.02m x 3.94m

En-suite

8'7" x 5'11" / 2.62m x 1.80m

Bedroom Two
13'5" x 11'1" / 4.08m x 3.38m

En-suite
5'11" x 4'1" / 1.80m x 1.25m

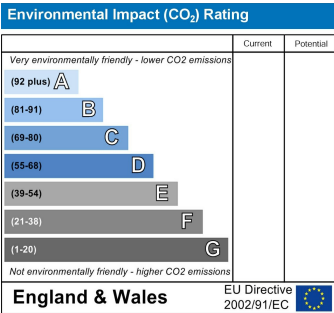
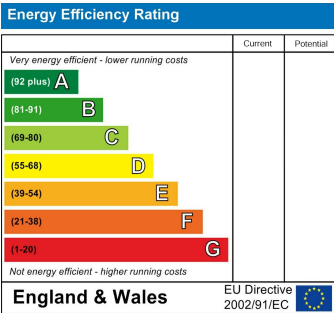
Bedroom Three
11'9" x 11'1" / 3.57m x 3.39m

Bedroom Four
11'0" x 9'7" / 3.35m x 2.91m

Bedroom Five
9'3" x 8'7" / 2.83m x 2.61m

Shower Room
8'4" x 5'11" / 2.53m x 1.80m

Outbuilding
17'7" x 16'3" / 5.37m x 4.95m



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.