bear
Estate Agents



Bear Estate Agents are understandably enthused to bring to the market, this beautifully presented and lovingly cared for three-bedroom semi-detached home. Built in 2012, the property retains a show home finish throughout and the property has been further enhanced with an EXTENSION to the rear which creates more living space, the extension comes complete with skylight windows and bi-fold doors. Additionally, the property has the unique feature of backing a private fishing lake and moat!

- Inviting Entrance Hall Complete With Ground Floor W/C & Soft Close Understairs Storage
- Kitchen 9'9 x 9'8
- Lounge/Diner 17' x 12'7 Into Family Area/Extension 15'10 x 8'7
- Master Bedroom 10'3 x 10'1 With En Suite 9'2 x 2'10, Bedroom Two 12'7 x 6'8 Plus Bedroom Three 9'1 x 7'11 With Fitted Wardrobes
- Family Bathroom Suite 6'6 x 6'4
- Pleasant Rear Garden With Side Access
- Backing Onto Private Fishing Lake & Moat
- Quiet & Family Friendly Estate Consisting Of Only 29 Homes - Within Walking Distance Of Town Centre & Rail Links Into London
- Two Independent Mitsubishi Air Conditioning Units - One Downstairs, One Upstairs
- Superb Finish Throughout

# Elmbrook Close

## Basildon

## £450,000

3 3 2 C

# Elmbrook Close





Internally the new owner will be greeted by the striking and spacious entrance hall which comes complete with both a ground floor W/C and soft close understairs storage cupboards.

The smart kitchen suite is to the front of the property and measures 9'9 x 9'8. The kitchen provides a wealth of both storage space and worktop space.

Worthy of special mention is the incredible living and dining space, the living area measures 17' x 12'7 whilst this extends further into an area measuring 15'10 x 8'7, complete with skylights and bi-fold doors. This open-plan living space creates the perfect environment in which to both entertain and relax.

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

The master bedroom measures 10'3 x 10'1 complete with en suite shower room which measures a further 9'2 x 2'9. Bedroom two measures 12'7 x 6'8 whilst bedroom three measures 9'1 x 7'11, complete with fitted wardrobes.

Completing the first floor is the bathroom suite, measuring 6'6 x 6'4, the bathroom consists of W/C, washbasin and bathtub with overhead shower.

Externally this property is able to boast a landscaped and low maintenance rear garden which is totally unoverlooked, a fine feature with itself. There is also electric within the garden and built-in Wi-Fi rangings tender.

Further benefits to this incredible home include two independent Mitsubishi air conditioning units, one to the ground floor and one to the first floor, antico flooring, spotlights throughout, Nest Smart Thermostat which can control the heating remotely plus a Mira Smart Shower which can be controlled via an app to come on at certain times and temperatures, an air movement machine to stop moisture and purify the air, a Palladio front door, 7 ft fences within the garden giving a sense of privacy, no through traffic and the unique positioning backing onto a private fishing lake and moat, this is a fine feature within itself.

To the side of the property is driveway parking for two/three vehicles with an additional space available to the front of the property.

The property is located on a quiet and family-friendly estate consisting of 29 homes only, positioned toward the end of a cul de sac and within walking distance of both the town centre and rail links direct into London the location offers something for all of the family and for all ages.

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

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

**Inviting Entrance Hall**

**Ground Floor W/C**
6'3 x 3'3

**Soft Close Understairs Storage**

**Kitchen**
9'9 x 9'8

**Lounge/Diner**
17' x 12'7

**Extension/Family Area**
15'10 x 8'7

**First Floor Landing**

**Master Bedroom**
10'3 x 10'1

**En Suite**
9'2 x 2'10

**Bedroom Two**
12'7 x 6'8

**Bedroom Three**
9'1 x 7'11

**Bathroom Suite**
6'6 x 6'4

**Pleasant Rear Garden**

**Side Access**

**Backing Private Fishing Lake & Moat**

**Driveway Parking**

**2012 Build**

**Quiet & Family-Friendly Cul De Sac**

**Walking Distance To Town Centre & Rail Links**

**Superb Finish Throughout**

**Air Conditioning**











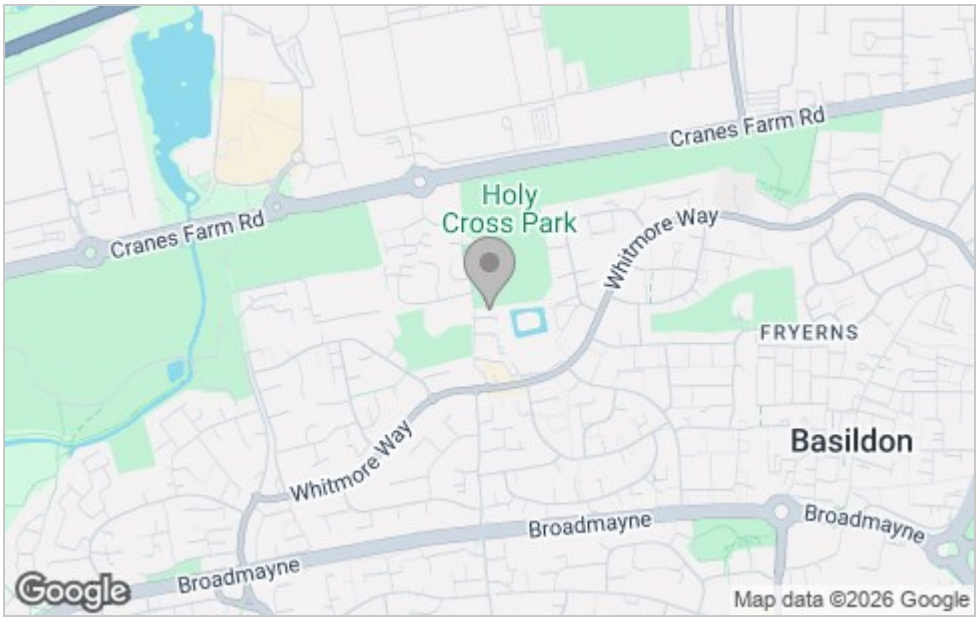




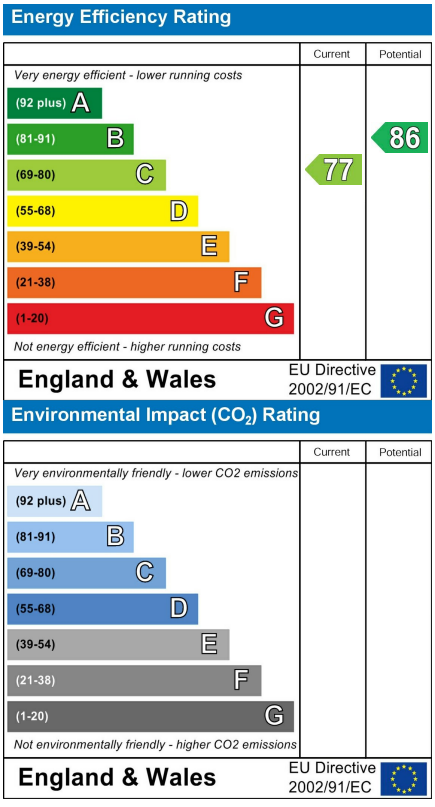
## Floor Plan




## 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.

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.

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