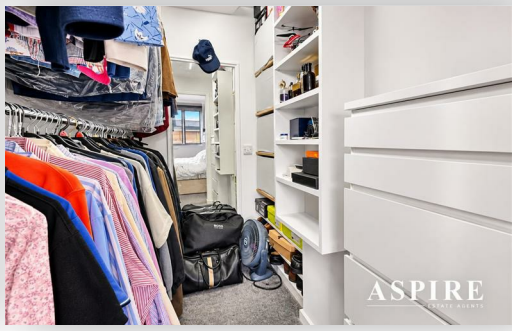
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ASPIRE
ESTATE AGENTS









Pendlestone, Benfleet £1,800 Per month

IMPRESSIVE EXTENDED THREE-BEDROOM FAMILY HOME | OPEN-PLAN LIVING | DESIGNER-STYLE KITCHEN WITH ISLAND | PRIVATE GARDEN | DRIVEWAY PARKING

Aspire Estate Agents are delighted to present this beautifully finished three-bedroom family home, positioned within a popular residential location in Benfleet. Offering an impressive combination of contemporary living, generous accommodation and practical family features, this is a property that genuinely has so much more to offer than first meets the eye.

A HOME DESIGNED FOR MODERN LIVING

The real showpiece of this home is undoubtedly the extended kitchen, an exceptional space designed for both everyday family life and entertaining. Featuring a striking vaulted ceiling, skylights, sleek modern cabinetry and a central island, the kitchen creates a wonderful sense of light and space. French doors open directly onto the rear garden, providing a lovely connection between indoor and outdoor living.

The ground floor offers far more than your traditional three-bedroom house. A generous front lounge provides an inviting space to relax, flowing through to a versatile additional reception area that could comfortably accommodate a dining table or home office setup.

A separate utility room and convenient ground-floor WC further enhance the layout, making the home as practical as it is stylish.

THREE BEDROOMS & EXCELLENT STORAGE

ENTRANCE
Entrance to the property is via a Composite front door.
Leading to:

ENTRANCE HALL
5'09" x 4'00" (1.75m x 1.22m)
Skimmed ceiling, carpeted stairs leading to first floor, radiator, wood effect flooring.
Doors leading to:

LOUNGE
17'04" x 12'01" (5.28m x 3.68m)
Skimmed ceiling with spot lighting, radiator, double glazed UPVC front aspect window, wood effect flooring.
Opening leading to:

OFFICE/DINING ROOM
9'6" x 8'5" (2.92m x 2.59m)
Skimmed ceiling, spot lighting, radiator, wood effect flooring
Opening to kitchen
Door leading to:

UTILITY ROOM
6'09" x 4'11" (2.06m x 1.50m)
Skimmed ceiling, base and eye level units, marble countertop, space for washing machine, wood effect flooring.
Door leading to:

GROUND FLOOR W/C
4'09" x 3'04" (1.45m x 1.02m)
skimmed ceiling, 2 piece W/C, mirrored storage above sink, wood effect flooring.

KITCHEN
13'08" x 10'05" (4.17m x 3.18m)
Skimmed vaulted ceiling with spot lighting and skylights, radiator, UPVC rear aspect windows and French doors, wood effect flooring, range of modern eye and base level units including an island, fridge/freezer and drinks fridge to remain, electric oven and hob, extraction unit, stainless steel sink drainer, space for dishwasher.

LANDING
7'08" x 6'01" (2.34m x 1.85m)
Skimmed ceiling, loft access, carpeted flooring.
Doors leading to:

BEDROOM 1
16'00" (reducing to 9'09") x 8'10" (4.88m (reducing to 2.97m) x 2.69m)
Skimmed ceiling, with light feature, front aspect double glazed UPVC window, radiator, carpeted flooring and walk in wardrobe.

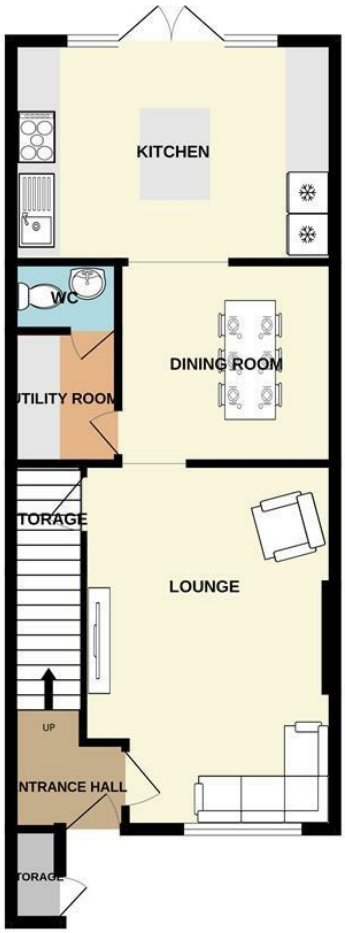
BEDROOM 2
10'05" x 8'09" (3.18m x 2.67m)
Skimmed ceiling, rear aspect double glazed UPVC window, radiator, carpeted flooring.

BEDROOM 3
12'05" x 6'02" (3.78m x 1.88m)
skimmed ceiling, front aspect UPVC double glazed window, radiator, carpeted flooring.

BATHROOM
7'07" x 5'11" (2.31m x 1.80m)
Skimmed ceiling, rear aspect UPVC double glazed obscured window, radiator, 3 piece bathroom, tiled shower unit, splash back tiles behind basin. tiled flooring.

REAR GARDEN
Concrete foundation from previous garage, access to access road.

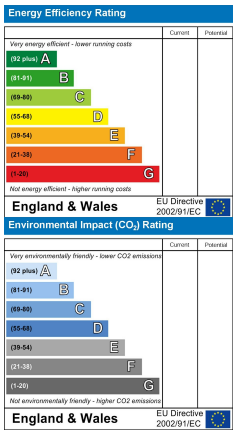
GROUND FLOOR

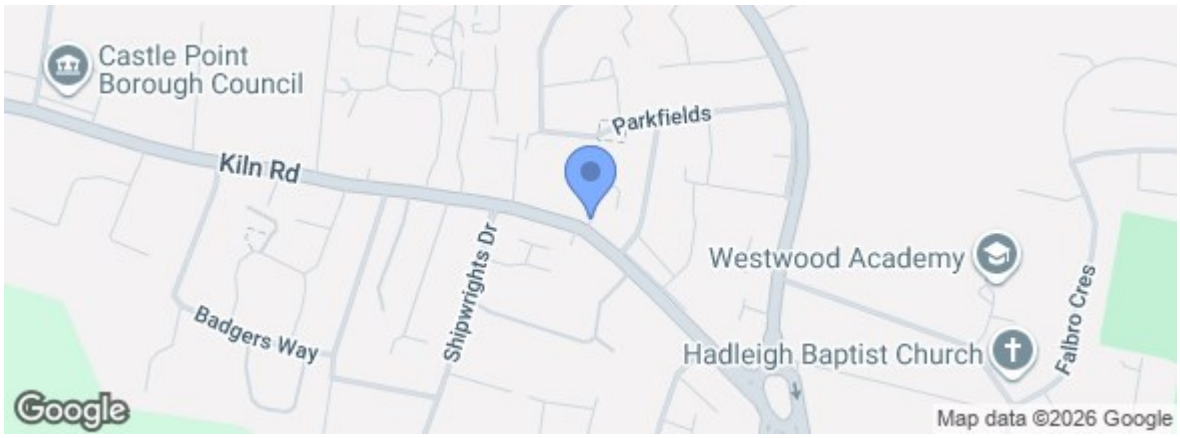


1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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