



8 Boyton Close



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Benfleet
Essex
SS7 3BJ

Asking price £450,000



This spectacular detached bungalow has been fully renovated from top to bottom with beautiful interior and high quality fixtures and fittings. The property provides open planned living throughout creating a wonderful home perfect for entertaining friends and family. As you enter the property into the spacious hallway, you will discover a stunning open planned kitchen/diner which also opens into the cosy lounge with feature log burner and bi-folding doors opening the house to the garden, luxury bathroom and two bedrooms. The exterior is also impressive with ample off street parking and a professionally landscaped south facing rear garden where you'll find a large decked seating area ideal for outdoor dining. Location wise, this fabulous home is situated close to great local amenities from Thundersley Glen Field & Park where you can enjoy long walks all year round, bus connections with multiple routes and local shops, a 5 minute drive either way to Hadleigh High Street or Tarpots where you'll discover a variety of supermarkets, cafes and restaurants such as the hugely popular Aspera and in catchment to Kingston Primary School, The Deanes School and USP College.



Entrance

Composite door into hallway comprising double glazed windows to front, smooth ceiling with pendant lighting, loft access, radiator, Balterio laminate flooring, doors to:

Bedroom One

9'5 x 13'0 (2.87m x 3.96m)

Double glazed window to front, smooth ceiling with pendant lighting, radiator, fitted wardrobes, Balterio laminate flooring.

Bathroom

Three piece suite comprising double walk in shower with rainfall shower and hand held attachment above both digital with thermostat wall mounted, wash hand basin set into vanity unit, low level w/c, double glazed obscure window to side, smooth ceiling with fitted spotlights, tiled walls, wall mounted sensor and heated mirror, stainless steel heated towel rail, vinyl click flooring.

Kitchen/Diner

19'3 x 16'5 (5.87m x 5.00m)

Range of wall and base level units with roll top work surfaces above incorporating one and a half stainless steel sink and drainer unit, island centred with base level units and roll top work surfaces above, integrated induction hob with extractor unit above, integrated oven and microwave, integrated fridge/freezer, dishwasher and washing machine, two sets of double glazed bi-folding doors to rear leading to rear garden, double glazed window to rear, smooth ceiling with both fitted spotlights over kitchen and pendant lighting over dining area, tiled splash backs, log burner inset into chimney breast with granite hearth, two wall mounted radiators, Balterio laminate flooring, door to:

Bedroom Two

9'8 x 7'1 (2.95m x 2.16m)

Double glazed window to front, smooth ceiling with pendant lighting, radiator, Balterio laminate flooring.

Rear Garden

Composite decked seating area with oak inset sleeper borders, shingle pathway leading to outhouse with block paved edging, remainder laid to lawn, slab paved seating area to rear, shed to remain, feature shrub borders, side gated access to front garden from both sides of the property.

Outhouse

Wood panelled with power and lighting, water supply.

Front Garden

Shingle driveway providing off street parking for multiple vehicles, block paved pathway leading to front entrance door, block paved edging, side gated access to rear garden from both sides of the property,



GROUND 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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