

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Claremont Mews, Burnt Mills Road, North Benfleet, SS12 9SL



£650,000

We are delighted to offer for sale with NO ONWARD CHAIN this four/five bedroom detached bungalow situated in a private mews development in a quiet, semi-rural location, overlooking fields off Burnt Mills Road. The property has been extensively refurbished to a high standard and benefits from having a 29' kitchen/diner; 18' 7" family room; ensuites to two bedrooms with walk in wardrobe additionally to bedroom one and 10 year build guarantees in place. Our ref: 12265

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Claremont Mews, Burnt Mills Road, Bowers Gifford, SS12 9JX

Accommodation comprises:

Entrance via composite double opening doors to:

RECEPTION HALL

Obscure uPVC double glazed window to front aspect. Skimmed ceiling. Spotlight insets. Radiator. Storage cupboard with double opening doors. Further storage cupboard with megaflo pressurised hot water cylinder, electrical consumer units and wall mounted Vaillant gas boiler. Doors to:

CLOAKROOM

Obscure uPVC double glazed window to side aspect. Skimmed ceiling. Spotlight insets. Two piece white suite comprising enclosed dual flush w/c and wall mounted vanity wash hand basin with chrome mixer tap. Chrome heated ladder style towel rail. Part tiled walls. Tiled floor.

KITCHEN/DINER 29' 4" x 11' 6" (8.94m x 3.51m)

Skimmed ceiling. Spotlight insets. UPVC double glazed door to side aspect providing access to REAR GARDEN. Bi-folding doors leaving to and overlooking REAR GARDEN. Range of base and eye level units. Quartz working surfaces. Matching upstands. Stainless steel one and a half sink bowl drainer with free standing chrome mixer tap. Inset electric hob with combined extractor hood. Built in twin electric ovens. Integrated fridge and freezer. Integrated dishwasher. Radiator. Laminate wood effect flooring. Open plan to:



FAMILY ROOM 18' 7" x 12' 7" (5.66m x 3.84m)

Skimmed and vaulted ceiling. Spotlight insets. Bi-folding doors to right and rear flanks providing access to and overlooking REAR GARDEN. Two designer wall mounted radiators. TV point on wall. Laminate wood effect flooring.



BEDROOM ONE 14' 10" x 9' (4.52m x 2.74m)

Coved and skimmed ceiling. UPVC double glazed door to side aspect. Radiator. TV point. Laminate wood effect flooring. Doors to:



ENSUITE 8' 10" x 5' (2.69m x 1.52m)

Skimmed ceiling. Spotlight insets. Obscure uPVC double glazed window to side aspect. Three piece white suite comprising enclosed w/c, vanity mounted wash hand basin with chrome mixer tap and walk in shower with overhead rainmaker shower head and wall mounted detachable jet body spray. Part tiled walls. Chrome heated ladder style towel rail. Tiled floor.

WALK IN WARDROBE 5' 10" x 5' 4" (1.78m x 1.63m)

Laminate wood effect flooring.

BEDROOM TWO 15' x 8' 10" (4.57m x 2.69m)

Skimmed ceiling. UPVC double glazed door to side

aspect. Radiator. TV point. Door to:

ENSUITE 7' 7" x 4' 8" (2.31m x 1.42m)

Skimmed ceiling. Spotlight insets. Obscure uPVC double glazed window to side aspect. Three piece white suite comprising enclosed w/c, vanity mounted wash hand basin with chrome mixer tap and walk in shower with overhead rainmaker shower head and wall mounted detachable jet body spray. Part tiled walls. Chrome heated ladder style towel rail. Tiled floor.

BEDROOM THREE 12' x 11' 1" (3.66m x 3.38m)

Skimmed ceiling. UPVC double glazed window to front aspect. Radiator. TV point. Laminate wood effect flooring.

BEDROOM FOUR 12' 7" x 10' (3.84m x 3.05m)

Skimmed ceiling. UPVC double glazed window to side aspect. Radiator. TV point. Laminate wood effect flooring.

BEDROOM FIVE/STUDY 8' 7" x 7' 6" (2.62m x 2.29m)

Skimmed ceiling. UPVC double glazed window to side aspect. Radiator. Laminate wood effect flooring.

FAMILY BATHROOM 10' x 8' 7" max (3.05m x 2.62m)

Skimmed ceiling. Spotlight insets. Obscure uPVC double glazed window to side aspect. Four piece white suite comprising enclosed w/c, vanity mounted wash hand basin, sunken bath with chrome mixer tap and shower cubicle. Part tiled walls. Chrome heated ladder style radiator. Tiled floor.



OUTSIDE OF PROPERTY:

The **FRONT** of the property comprises an independent block paved driveway providing off street parking for numerous vehicles. Pedestrian access to rear at both sides.

The **REAR GARDEN** measures approx. 80' and commences with paved patio with paved pathway to side. Fencing to all boundaries. Pedestrian access to front at both sides.



Agent's Note:

Service charge will be applied and is to be arranged for the upkeep of the communal road and pump house for drainage.



TOTAL APPROX. FLOOR AREA 1635 SQ.FT. (151.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.