



STUART THOMAS
ESTATES



- POPULAR LOCATION
- MODERN KUBE KITCHEN
- GENEROUSLY PROPORTIONED ROOMS THROUGHOUT
- BATHROOM AND SHOWER ROOM

38 Badgers Way, Thundersely , Benfleet, Essex, SS7 1TR

Guide Price £725,000

Viewing is highly recommended of this spacious detached 4 bedroom home in a popular turning located within walking distance of King John School and SEEVIC college. With a Kube kitchen, wet underfloor heating throughout the downstairs, both a bathroom and shower upstairs and large unoverlooked south facing garden this is one not to be missed!

Property Description

GENERAL

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HALL

Entrance into the spacious hallway via a modern composite door with adjacent full-length windows to the sides with obscure glass. Custom built understairs storage, with utility area plumbed for a washing machine; additional cloak hanging to the rear. Wood effect laminate flooring with wet underfloor heating which carries on throughout the whole of the downstairs. Alarm keypad. Stairs to first floor.

KITCHEN

11' 9" x 10' 9" (3.58m x 3.28m) The kitchen is a Kube supplied kitchen comprising a range of base and drawer units with quartz work surfaces and upstands over. A one and a half bowl granite sink. Die Dietrich induction hob with stainless steel chimney extractor and quartz splash back. Unit housing the eye level electric Siemens oven. Integrated Fridge, undercounter freezer and dishwasher. 2 display shelves. Double glazed window to the front with integrated venetian blinds and matching quartz windowsill. Wood effect laminate flooring with wet underfloor heating. Room thermostat. Half glazed door to useful covered utility area with personal doors to both the front and rear of the property.





LOUNGE

16' 7" x 10' 11" (5.05m x 3.33m) Entrance into the lounge is via fully glazed double doors. The lounge is a good size with double glazed. French windows with adjacent side windows, both with integrated venetian blinds, overlooking the south-facing rear garden. Wood effect laminate flooring with wet underfloor heating. Room thermostat. Smooth plastered ceiling. Arch to:



DINING ROOM

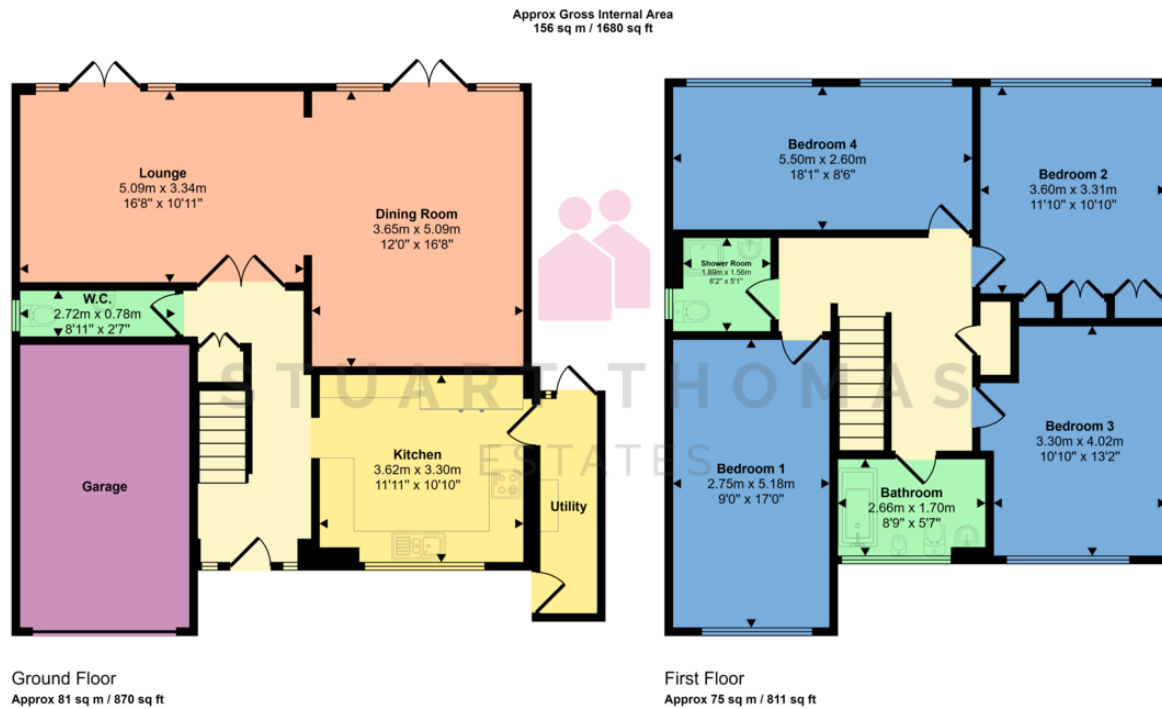
15' 8" x 11' 9" (4.78m x 3.58m) The dining room benefits from double glazed French windows with adjacent side windows, both with integrated blinds. Wood effect laminate flooring with wet underfloor heating. Room thermostat. Smooth plastered ceiling.

CLOAKROOM

Wall mounted handwash basin, close coupled wc. The cloakroom is half tiled to all visible walls to the toilet area. Grey marble effect tiled flooring. Double glazed window to side with obscure glass.

LANDING

A spacious landing with airing cupboard and access to the



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

loft, which has a pull-down loft ladder, the vendor advises is partially boarded with a light. Carpet. Smooth plastered ceiling.

BEDROOM ONE

16' 7" x 9' 0" (5.05m x 2.74m) A good sized double bedroom, a double glazed window to the front with integrated venetian blinds. Vinyl plank wood effect flooring. Radiator. Smooth plastered ceiling.

BEDROOM TWO

17' 6" x 8' 4" (5.33m x 2.54m) This bedroom has a recess (measuring 2.63mx0.64m) housing a range of built in pine wardrobes to one side. Double glazed window to the rear

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		