

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Burnt Mills Road, North Benfleet, SS12 9JY



£800,000

WILLIAMS and DONOVAN - situated on a corner plot in a semi-rural North Benfleet location is this characterful five bedroom detached cottage, believed to date back to the 16th century in parts, and being set on a plot measuring approx. 0.7 of an acre. This spacious property benefits from many quaint period features including an inglenook fireplace in the lounge and also has a modern 21' 7" kitchen/family room; utility/shower room; double garage and outbuilding currently set up as a games room.

EPC rating - D. Our ref: 15524

Phoenix House, 211 High Road, Benfleet, Essex SS7 5HY

[sales@wdbenfleet.com](mailto:sales@wdbenfleet.com) | [sales@wdhockley.com](mailto:sales@wdhockley.com) | [lettings@wdlets.com](mailto:lettings@wdlets.com)  
01268 755252 | [www.williamsanddonovan.com](http://www.williamsanddonovan.com)





# Burnt Mills Road, North Benfleet, SS12 9JY

Accommodation comprises:

Entrance via obscure uPVC double glazed door and sidelight to:

## RECEPTION HALL 30' 5" x 7' 2" (9.27m x 2.18m)

Skimmed ceiling with spotlight insets. Stairs to FIRST FLOOR ACCOMMODATION. Two radiators. Two storage cupboards. Laminate wood effect flooring. Opening to KITCHEN. Door to INNER HALLWAY. Door to:



## LOUNGE 20' 2" reducing to 13' 4" x 17' 5" (6.15m > 4.06m x 5.31m)

Skimmed ceiling with inset spotlights. Period original oak beams. Two uPVC double glazed leadlight windows to side aspect. Period inglenook fireplace with wood burner to remain. Two radiators. Two built in storage cupboards



## KITCHEN/FAMILY ROOM 21' 7" x 15' 9" (6.58m x 4.8m)

Skimmed ceiling with spotlight insets. Dual aspect uPVC double glazed leadlight windows to side and rear aspects. UPVC double glazed leadlight French doors providing access to and overlooking REAR GARDEN. Range of base and eye level units. Granite working surfaces. Matching upstands and splashback to cooker. Inset butler sink with free standing chrome mixer tap. Range cooker to remain with extractor hood over. Integrated dishwasher. Radiator. Tiled floor.





### UTILITY ROOM/SHOWER ROOM

Skimmed ceiling with spotlight insets. Base level unit. Roll edged working surfaces. Space for washing machine. Space for tumble dryer. Vanity wash hand basin with chrome mixer tap. Double walk in shower cubicle. Two built in storage cupboards. Space for fridge/freezer. Part tiled walls. Tiled floor with underfloor heating. Door to:



### SEPARATE CLOAKROOM

Skimmed ceiling. Two piece white suite comprising close coupled w/c and pedestal mounted wash hand basin. Radiator. Part tiled walls. Tiled floor with underfloor heating.



### INNER HALLWAY

Doors to:

### BEDROOM THREE 13' 2" x 12' 8" (4.01m x 3.86m)

Coved and skimmed ceiling. Loft access hatch. Dual aspect uPVC double glazed leadlight windows to side and rear aspects. Part panelled walls. Radiator.





**BEDROOM FOUR 12' 2" x 12' 2" reducing to 9' 2" (3.71m x 3.71m > 2.79m)**

Skimmed ceiling with spotlight insets. UPVC double glazed leadlight window to side aspect. Radiator.



**BEDROOM FIVE 16' 5" x 8' 7" (5m x 2.62m)**

Skimmed ceiling with spotlight insets. UPVC double glazed window to side aspect. Two built in storage cupboards. Radiator.



**FIRST FLOOR LANDING**

Doors to:

**BEDROOM ONE/PLAYROOM 16' 3" x 16' 1" (4.95m x 4.9m)**

Skimmed ceiling with spotlight insets. UPVC double glazed windows to front and rear aspects. Two radiators.



**BEDROOM TWO/STUDY 21' 2" x 8' 4" (6.45m x 2.54m)**

Skimmed ceiling with spotlight insets. Loft access hatch. UPVC double glazed window to rear aspect. Radiator.



### **FAMILY BATHROOM 17' x 7' 8" (5.18m x 2.34m)**

Skimmed ceiling with spotlight insets. Obscure uPVC double glazed leadlight window to front aspect. Four piece suite with part wet room area comprising close coupled w/c, pedestal mounted wash hand basin, free standing boutique bath with chrome shower mixer tap and detachable jet body spray and separate overhead rainmaker shower head with detachable jet body spray to wet room area. Two designer wall radiators. Tiled walls. Tiled shelving. Tiled floor.



### **OUTSIDE OF PROPERTY:**

As previously mentioned, this property sits on a good sized plot measuring approx. 0.7 of an acre. To the **FRONT** of the property is an electric fob operated door with key entry pad providing access to large, shingle parking area with space for motorhome or similar. Brick wall to front boundaries and to field and inner courtyard.

The **REAR GARDEN** commences with paved patio area. Picket fence to ornamental pond with filtration system to remain. The remainder is mostly laid to lawn with a variety of mature trees and shrubs.







**OUTBUILDING/GAMES ROOM 25' 4" x 15' 5"  
(7.72m x 4.7m)**

Double opening doors to front aspect. Three double glazed windows to front aspect. Bar area. Power and lighting. Two electric wall heaters. Laminate wood effect flooring. Concealed w/c with wash hand basin and obscure window to rear aspect.



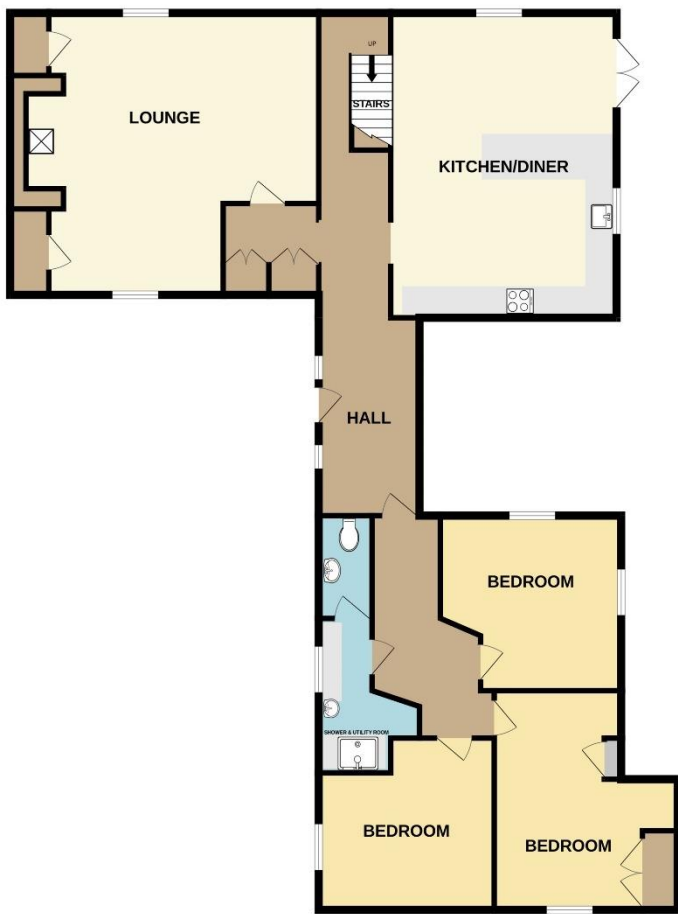


**DOUBLE GARAGE 19' 6" x 17' 1" (5.94m x 5.21m)**

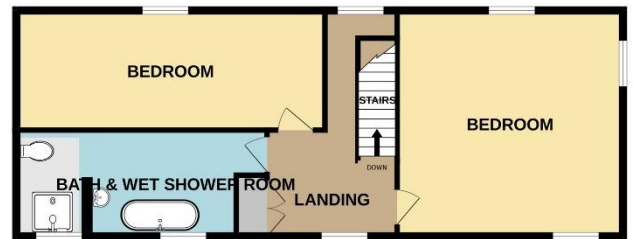
Double opening doors to front aspect. Power and lighting. Workshop area at rear with double glazed leadlight window.



GROUND FLOOR  
1683 sq.ft. (156.3 sq.m.) approx.



1ST FLOOR  
708 sq.ft. (65.8 sq.m.) approx.



TOTAL FLOOR AREA : 2391 sq.ft. (222.1 sq.m.) approx.  
Made with Metropix ©2023

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.**

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.