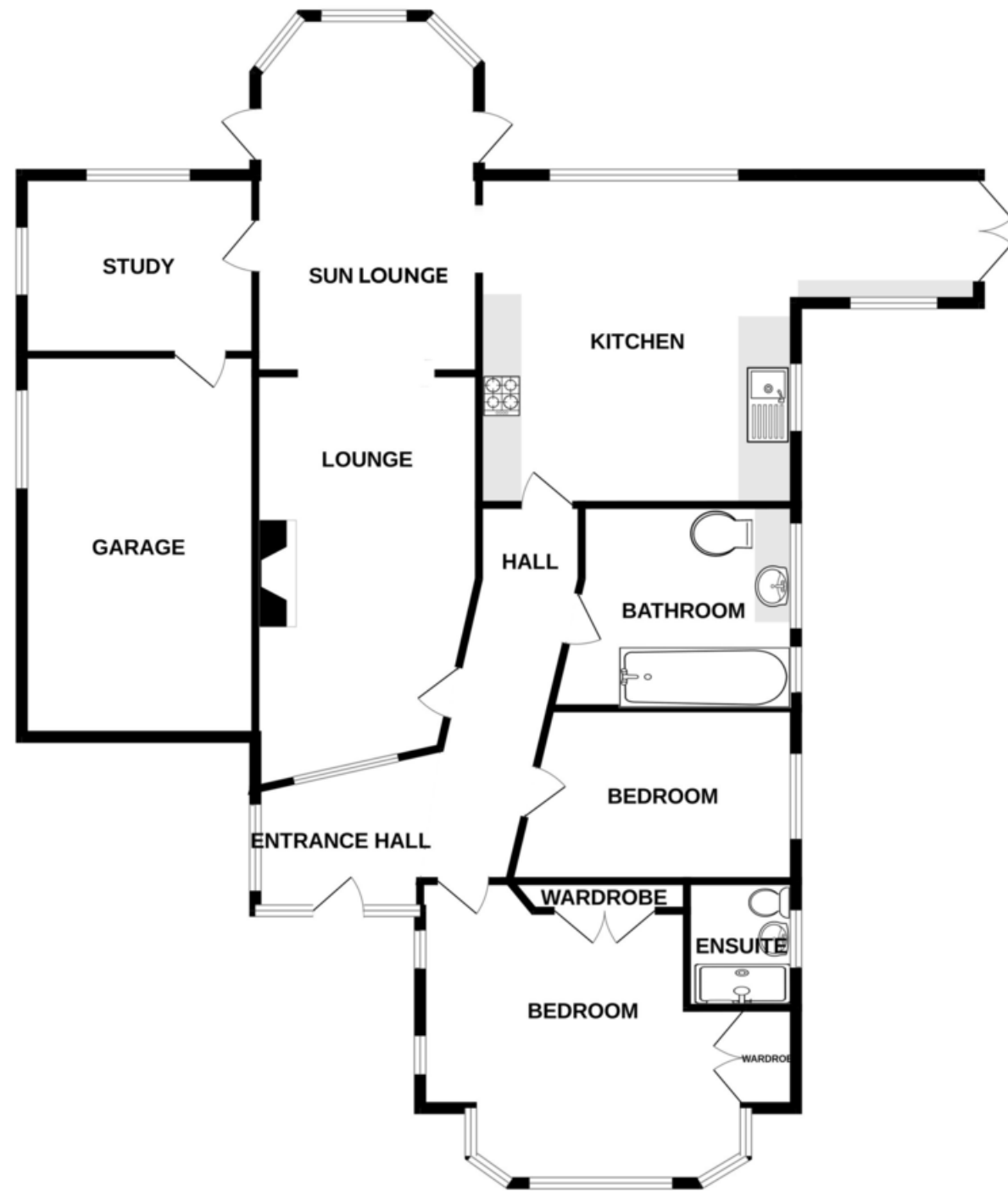


GROUND FLOOR



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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3 Woodland Close, Benfleet, SS7 2JH

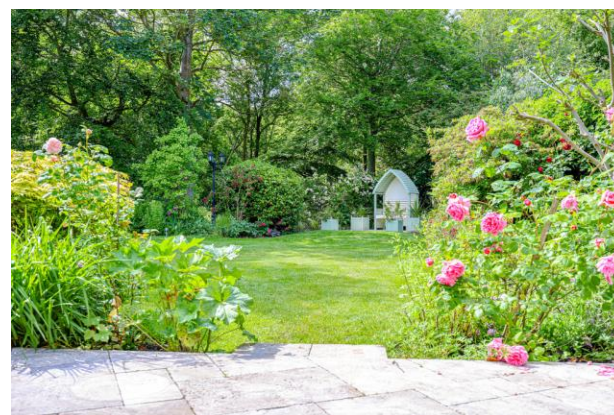
Asking Price Of £900,000

Essex Countryside are proud to offer for sale this exceptional two bedroom detached bungalow situated in a very sought after area backing directly onto Belfair's Nature Reserve. The accommodation comprises of a large entrance hall, 26' Lounge opening into a Sun Lounge with views over the nature reserve, luxurious fully fitted kitchen, utility area, study, principle bedroom with an ensuite shower room, further double bedroom and a bathroom.

Outside the property is situated on a good size fan shaped plot and enjoys views over the nature reserve. To the front of the property there is plenty of parking and access to the garage. Very rare opportunity.



- SOUGHT AFTER WOODLAND CLOSE
- BACKING DIRECTLY ONTO BELFAIR'S NATURE RESERVE
- GOOD SIZE FAN SHAPED PLOT
- BEAUTIFULLY PRESENTED THROUGH OUT
- MASTER BEDROOM WITH ENSUITE SHOWER ROOM
- SUN LOUNGE OVER LOOKING THE NATURE RESERVE
- STUDY
- LUXURY FITTED KITCHEN / BREAKFAST ROOM
- STUDY
- VERY RARE OPPORTUNITY



ENTRANCE HALL 19' 11" (6.07m) Hardwood entrance door with glazed inset and side panels leading into a spacious entrance hall. Double glazed window to side aspect. Two double radiators, power points, coved to ceiling, access to loft, built in cloaks cupboard, airing cupboard with fitted shelving.

LOUNGE 26' 8" x 12' 11" (8.13m x 3.94m) Window to front aspect, lead light window to side, three wall light points, two double radiators, feature stone fireplace with gas coal effect fire, power points, TV point, coved to ceiling. Opening into:

SUN LOUNGE 16' 11" x 11' 7" > 12' 5" (5.16m x 3.53m) Double glazed windows to side and rear aspects with wonderful view over towards the nature reserve. Double glazed door to side leading to rear garden, two wall light points, radiator, power points.

STUDY 9' x 9' 8" (2.74m x 2.95m) Window to side and rear aspects, radiator, power points.

KITCHEN / BREAKFAST ROOM 16' 8" x 10' 7" (5.08m x 3.23m) Double glazed feature window to rear with views overlooking the rear garden and beyond. Double glazed window to side aspect. Luxury fitted kitchen with an extensive range of fitted units to both base and eye level. Quartz work tops with matching upstands incorporating 1.25 bowl sink unit, drawer pack. Siemens halogen hob with extractor above, Siemens double oven, integrated dishwasher, integrated fridge / freezer, inset spot lights, TV point, power points.

UTILITY AREA Double glazed door to side, fitted units to one wall with quartz work top. integrated washing machine & tumble dryer, inset spot lights.

BEDROOM ONE 13' 6" x 12' 1" > 13' 9" (4.11m x 3.68m) Double glazed Georgian style bay window to front, two feature windows to side, coved to ceiling, double radiator, power points. Extensive range of fitted wardrobes.

EN SUITE SHOWER ROOM Double glazed window to side aspect. Vanity sink unit with quartz surround, close couple WC, walk in double shower with rainfall system and sliding glass shower door, chrome heated towel rail, inset spot lights. Fully tiled walls, tiled flooring.

BEDROOM TWO 10' 2" x 9' (3.1m x 2.74m) Double glazed window to side aspect, coved to ceiling, power points, radiator.

BATHROOM 10' 3" x 5' 9" (3.12m x 1.75m) Double glazed windows to side. White suite comprising of concealed low level WC, vanity sink unit with mixer taps, panelled bath with mixer taps and shower attachment over, separate electric Triton shower unit,

fully tiled walls, tiled flooring, inset spot lights, chrome heated towel rail.

INTEGRAL GARAGE 17' 10" x 9' 2" (5.44m x 2.79m) Electric roller shutter, electric & gas meters, access to loft, window side, courtesy door to rear leading into the study.

REAR GARDEN As previously mentioned the property enjoys a good size fan shaped plot and backs directly onto Belfair's Nature Reserve. The garden is mainly laid to lawn with mature shrub and flower borders. Access to side, outside tap, outside lighting. There is a large patio area to the side of property and access to:

DETACHED OUTBUILDING With two storage units and further storage unit housing the bins.

FRONT GARDEN To the front of the property there is a blocked paved driveway providing ample off street parking. There is a lawn area with mature shrub borders.