

EST. 1999

**WILLIAMS AND DONOVAN**

EXCELLENCE IN ESTATE AGENCY

## Clifton Road, Bowers Gifford, SS13 2LF



**£825,000**

WILLIAMS and DONOVAN are privileged to offer this rare opportunity to purchase this stunning detached bungalow set on a glorious plot measuring just under an acre. Set in a quiet location of Bowers Gifford, the property comes with separate detached ANNEX and EQUESTRIAN facilities on site including a menage and stables. Must be seen to fully appreciate all there is to offer. EPC rating - D. Our ref: 14765

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# Clifton Road, Bowers Gifford, SS13 2LF

Accommodation comprises:

Entrance via composite door to:

## RECEPTION HALLWAY

Skimmed ceiling. Loft access with drop ladder. (We understand from the vendors, that the combi boiler is situated within the loft space). Ornate radiator. Two storage cupboards. Tiled floor. Oak doors to:

## LOUNGE 15' 6" x 13' 7" (4.72m x 4.14m)

Skimmed ceiling. Double glazed windows, with fitted blinds, to side and rear aspects. Double glazed doors, with fitted shutters, to REAR GARDEN. Feature fireplace. Radiator.



## KITCHEN 12' x 10' 6" (3.66m x 3.2m)

Skimmed ceiling with spotlight insets. Double glazed window to rear aspect. Range of base and eye level units with ceramic sink drainer insert in granite working surfaces. 4 ring gas hob with extractor hood above. Built in double electric oven. Integrated dishwasher. Integrated washing machine. Space for fridge/freezer. Granite breakfast bar. Ornate radiator. Tiled splashbacks. Tiled floor.



## BEDROOM ONE 16' 1" x 11' 10" reducing to 8' 9" (4.9m x 3.61m > 2.67m)

Skimmed ceiling. Double glazed windows to front aspect. Two radiators.



## BEDROOM TWO 13' 7" x 11' (4.14m x 3.35m)

Skimmed ceiling. Double glazed window to front aspect. Ornate radiator.



## BATHROOM 9' 9" x 8' 9" (2.97m x 2.67m)

Skimmed ceiling with spotlight insets. Obscure double glazed window to rear aspect. Four piece suite comprising close coupled w/c, hand wash basin with storage beneath, corner bath and shower cubicle with overhead mixer shower. Chrome heated towel rail. Tiled walls. Tiled floor.



OUTSIDE OF PROPERTY:



To the **FRONT** of the property is a stone shingle driveway providing off street parking for up to up to 12 vehicles, including space for motor home or caravan, and access to **GARAGE**. Double gates to both sides.

The large **REAR GARDEN** commences with an extensive paved patio leading to lawn. Sleeper flower beds. Three storage containers. Three sheds to remain. Summerhouse to remain. Exterior lighting.



Equestrian area with own menage and stabling, tack room and hay barn.



Chicken shed.

#### **ANNEX**

One bedroom timber built annex comprising lounge, kitchen, bedroom and shower room.



#### **PARK HOME**

Two bedroom park home comprising open plan lounge/kitchen, two bedrooms and shower room.



#### **GARAGE**

Up and over door. Power and lighting.

Silverdene, Clifton Road Bowers Gifford, Basildon, Essex

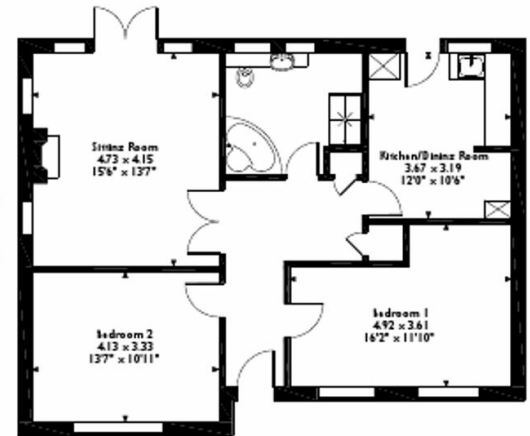
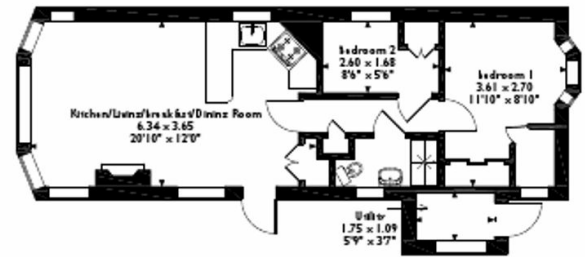
Approximate Gross Internal Area  
Main House = 127 Sq M/1367 Sq Ft

Annexe = 34 Sq M/366 Sq Ft

Garage = 21 Sq M/226 Sq Ft

Outbuilding = 52 Sq M/560 Sq Ft

Total = 234 Sq M/2519 Sq Ft



Outbuilding

Stables

Annexe

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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