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**ASHTON & PERKINS**

BELLFLOWER MEWS, BASILDON  
OFFERS IN EXCESS OF £325,000





Virtually a new house! Being offered chain free and having undergone full refurbishment including new Kitchen, new Bathroom, landscaped gardens, large kitchen / diner and lots more. Located close to Laindon train station and offering very good size rooms its the perfect property for a growing family to just walk in, unpack and relax! Call today and arrange your viewing.

UPVC front doors via small brick porch lead into....

#### **Kitchen / Diner; 5.4m x 4.8m**

A beautiful new kitchen awaits within the large kitchen diner which is perfect for the family gatherings or entertaining friends. Wall and base units with quartz worktops and electric hob / stainless steel sink inset. Extractor fan, electric oven and space for white goods. Wood flooring, radiator and ceiling lighting.

A cleverly designed space opens into.....

#### **Lounge; 4.5m x 3.4m**

Continuation of the same wood flooring and neutral decor continue in the large lounge with double glazed window overlooking the newly landscaped rear garden. Radiator, ceiling lighting complete.

Small hallway to rear leads to the newly carpeted stairs



whilst also providing storage cupboard and ground floor w/c

New carpeted landing with access to loft space and built in storage cupboard housing modern combi boiler

**Bedroom 1; 3.8m x 3.6m**

A good size double bedroom freshly decorated with neutral colours and offering new carpet, radiator, ceiling lighting and double glazed window.

**Bedroom 2; 4.6m x 2.7m**

Another large double bedroom freshly decorated with built in storage, 2 double glazed windows providing lots of natural light. New carpet, radiator and ceiling lighting.

**Bedroom 3; 2.7m x 2.7m**

A small double but equally as well finished with neutral decor, double glazed window, new carpets, radiator and ceiling lighting.

**Bathroom;**

Newly installed suite and tiling consisting of panelled bath with shower screen and mains shower with rainforest head over. Floating vanity unit holds a large wash hand basin and matching w/c beside. Tiled walls to bath and remainder freshly plastered and painted. Tiled flooring, chrome heated towel rail, velux window and spot light fittings

**Garden; Approx 30ft**

Newly landscaped garden with tiled patio ideal for entertaining and enjoying the summer sun! Remainder laid to artificial grass with a sleeper boarder.

Side access.

**EPC - C**

**Council tax band - B**





Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of windows, doors, rooms etc are approximate and no responsibility is taken for any error. This plan is for illustrative purposes only.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.