



72 Broomfield

G R
GILBERT
& ROSE

72 Broomfield
Benfleet
Essex
SS7 2SW

Guide price £380,000



Guide Price £380,000 - £400,000

This wonderful semi detached family home has been beautifully decorated throughout by the current owners and provides spacious living from top to bottom. Every inch of this home has been renovated from the driveway which provides ample off street parking to the rear garden which has been professionally landscaped and comes with an outbuilding currently used as a gym. Inside the property, you will find a large lounge, open planned modern kitchen/diner, utility to side, downstairs cloakroom, three great sized bedrooms and immaculate family bathroom. Location wise, you will find yourself in walking distance to John Burroughs play ground and field, Hadleigh high street for shops, supermarkets, cafes and restaurants and in catchment to Westwood Academy and The Deanes School.



Entrance

Door into porch with further door leading into hallway comprising smooth ceiling with ceiling light, exposed floorboards, stairs leading to first floor landing, doors to:

Lounge

11'8" x 19'9" (3.58m x 6.02m)

Double glazed windows to front, coved cornicing to smooth ceiling with pendant lighting, feature fireplace, radiator, exposed floorboards.

Kitchen/Diner

22'6" x 10'7" (6.88m x 3.23m)

Range of wall and base level units with solid wood work surfaces above incorporating double ceramic butler style sink with flexi tap,



space for range style cooker with extractor unit over, space for fridge freezer, tiled splash backs, coved cornicing to smooth ceiling with pendant lighting, radiator, tiled flooring, double glazed patio doors to rear leading into rear garden, door to:

Utility Room

9'6 x 6'1 (2.90m x 1.85m)

Base level units with stainless steel work surfaces above incorporating a large stainless steel sink with flexi tap, space for washing machine and tumble dryer, storage cupboards, coved cornicing to smooth ceiling with pendant lighting, tiled flooring, double glazed obscure window to side, double glazed obscure door to rear leading into rear garden.

Downstairs Cloakroom

Two-piece suite comprising wall mounted wash hand basin, low level w/c, smooth ceiling with pendant lighting, tiled splash back, extractor fan, laminate flooring.

First Floor Landing

Smooth ceiling with pendant lighting, exposed floorboards, doors to:

Bedroom One

11'8" x 10'9" (3.56m x 3.28m)

Double glazed window to front, coved cornicing to smooth ceiling with pendant lighting, radiator, exposed floorboards.

Bedroom Two

9'8" x 10'9" (2.97m x 3.28m)

Double glazed window to rear, coved cornicing to smooth ceiling with pendant lighting, radiator, exposed floorboards.

Bedroom Three

8'7" x 8'5" (2.64m x 2.57m)

Double glazed window to front, coved cornicing to smooth ceiling with pendant lighting, radiator, exposed floorboards.

Bathroom

Three piece suite comprising panelled bath with shower attachment, pedestal wash hand basin, low level w/c, partially tiled walls, smooth ceiling with ceiling light, exposed floor boards, double glazed obscure window to rear.

Rear Garden

Decked seating area with steps down to further decked seating area and access to outbuilding, further steps down to lawn area with mature shrub borders, decked seating area to rear with vegetable patch and shed to remain, side gated access to front garden.

Outbuilding

7'8" x 14'7" (2.36m x 4.47m)

Currently used as gym, double doors to rear, power and lighting.

Front Garden

Hardstanding driveway providing off street parking for multiple vehicles, front entrance door to side, side gated access to rear garden, shrubbery to side.





Ground Floor



First Floor



Outbuilding