

SPACIOUS  
FAMILY HOME



**RONA**  
SALES & LETTINGS

**Burntmills Road** North Benfleet, Wickford  
**£650,000**

- Four/Five Bedrooms
- Large detached family home
- Larger than average plot
- 25'6 Lounge

A beautifully presented four/five bedroom detached home occupying a larger than average plot. Located in a semi rural position with open fields to both the front and rear and ideally positioned for both the A13 and A127 into London, main features include a superb 25'6 lounge, 23'10 kitchen/diner, impressive 13'10 x 11'3 entrance hall, conservatory, sitting room/additional ground floor bedroom, four double bedrooms to first floor and a large four piece bathroom suite. The property also boasts an impressive plot with a frontage of approximately 60ft including a large Carriage style driveway and an unoverlooked south facing rear garden approaching 75ft. An internal inspection is essential in order to appreciate both the size and quality of accommodation on offer.





#### **ENTRANCE**

Via obscure double glazed leadlight door to:

#### **INNER HALLWAY**

Coved ceiling with inset spotlights, radiator to side, stairs to first floor landing with under stairs storage cupboard, ceramic tiled flooring, doors to:

#### **SITTING ROOM/POTENTIAL GROUND FLOOR BEDROOM**

11' 3" x 14' 6" (3.43m x 4.42m)

Coved ceiling, double glazed bay window to front, two double radiators to front and side, laminate wood flooring.

#### **LOUNGE**

25' 6" max x 18' 1" (7.77m x 5.51m)

Double glazed leadlight bay windows to front and side, double radiators to front and side, feature wood panelling to walls, brick built feature fireplace with open fire and door to;

#### **KITCHEN/DINER**

23' 10" x 11' 2" (7.26m x 3.4m)

Coved ceiling, double glazed patio doors to rear, double glazed window to rear, range of matching eye and base level units with work tops over incorporating double Butler sink with mixer tap and tiled splash backs, glass fronted display unit, wine rack, Range cooker with extractor above, built in coffee machine, built in microwave, space for fridge/freezer, ceramic tiled flooring.





#### **GROUND FLOOR CLOAKROOM**

Coved ceiling, double glazed leadlight window to side, wash hand basin with mixer tap, low level w.c, fitted cupboard, tiled walls and flooring.

#### **CONSERVATORY**

13' 3" x 8' 10" (4.04m x 2.69m)

Vaulted roof, double glazed windows to rear, double glazed French doors to rear, base level units with roll edge work surfaces over, plumbing for appliances, tiled flooring.

#### **FIRST FLOOR LANDING**

Double glazed leadlight window to side, radiator to side, doors to:

#### **BEDROOM ONE**

13' 2" x 13' 5" (4.01m x 4.09m)

Coved ceiling, double glazed leadlight window to side, range of fitted wardrobes.

#### **BEDROOM TWO**

13' 6" x 8' 1" reducing to 6' 4" (4.11m x 2.46m)

Coved ceiling, double glazed leadlight window to rear, range of fitted wardrobes, radiator to side.

#### **BEDROOM THREE**

11' 8" x 10' 5" (3.56m x 3.18m)

Coved ceiling, double glazed window to side, range of fitted wardrobes.

#### **BEDROOM FOUR**

13' 5" x 9' 11" (4.09m x 3.02m)

Coved ceiling with inset spotlight, range of fitted wardrobes, double glazed leaded light window to side, radiator to side, laminate wood flooring.

#### **BATHROOM**

LED spotlights to coved ceiling, double glazed window to side, his and hers wash hand basin with mixer taps and fitted storage beneath, corner bath with mixer tap and shower attachment over, double width walk in shower cubicle with raindrop style shower head, low level w.c, bidet, tiled walls and flooring, vertical radiator.



#### **EXTERIOR**

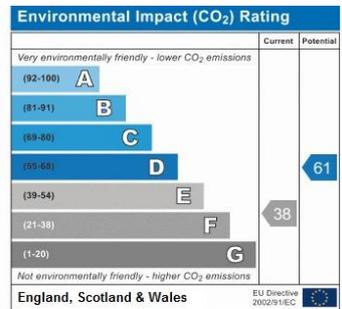
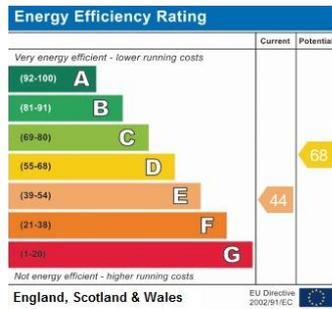
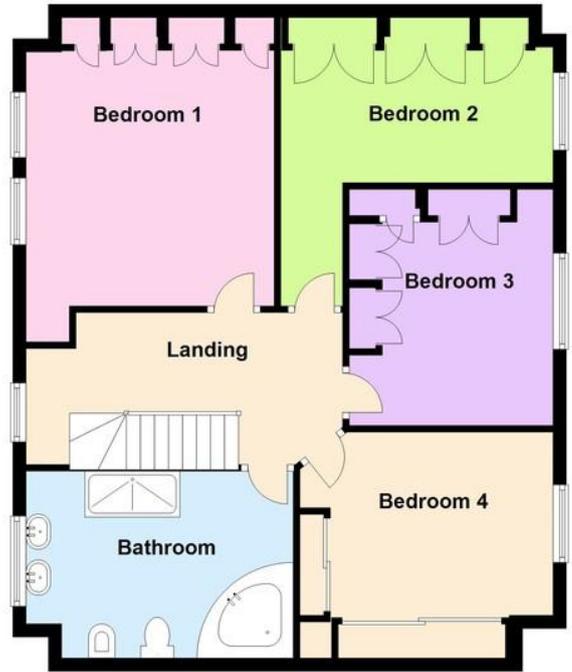
Large rear garden commencing with a substantial decked area to immediate rear with timber Pergola, the remainder is laid to lawn with brick built wall and fencing to boundaries, gated side access, timber shed, additional secluded paved patio area to side and access to garage measuring approx. 14 x 24. (the garage has been partly portioned inside to create both office space and storage with power and lighting.

The front of the property features off street parking for an abundance of vehicles via a shingled Carriage style driveway with brick built retaining wall and lawned feature.

Ground Floor



First Floor



Regulated by RICS

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