



STUART THOMAS  
ESTATES



- DETACHED FAMILY CHALET
- SPACIOUS FITTED KITCHEN OPEN PLAN TO CONSERVATORY
- FIRST FLOOR EN SUITE SHOWER ROOM

15 St. Marks Road, Benfleet, Hadleigh, SS7 2PY

Located close to Hadleigh is this detached family chalet with a large kitchen which opens to a great sized conservatory overlooking the large garden. There are 2 great sized double bedrooms upstairs, 1 with ensuite as well as a third bedroom and family bathroom downstairs. King John catchment.

Guide Price £475,000



## Property Description

### PORCH

A good sized porch with double glazed windows to the front and side. Light oak wood effect laminate flooring.

### HALL

Entrance into the hall via a half glazed UPVC door with obscure glass. Double glazed window to the side with obscure glass. Fuse board housed in cupboard. Stairs to first floor. Carpet.

### LOUNGE

16' 05" x 11' 10" (5m x 3.61m) Feature fireplace with electric coal effect fire. Double aspect with a double glazed bay window to the front and additional double glazed window to the side. Radiator. Carpet.

### KITCHEN

17' 0" x 12' 07" (5.18m x 3.84m) The heart of the home this well fitted kitchen which is open plan to the conservatory comprises of a range of eye and base level white units with light wood effect work surfaces over and a one and a half bowl white ceramic drainer with modern metro splash back tiling. Integrated Neff electric double oven as well as space for an integrated washing machine and tumble dryer and space for fridge freezer. Integrated dishwasher. There is an island with a 5 burner gas hob and further storage and separate larder cupboard. To the side of the kitchen is a further dresser style unit. The kitchen also incorporates a study area. Radiator. Grey tiled flooring. Double glazed window to the side with pelmet lighting. Smooth plastered ceiling with spotlights. Door to bedroom 3.

### CONSERVATORY

15' 05" x 14' 03 AT ITS WIDEST POINT" (4.7m x 4.34m) The





conservatory is an octagonal shape with a dwarf brick wall and double glazed French doors leading to the rear garden. Ceiling fan. 2 radiators. Grey tiled flooring.

#### GROUND FLOOR BEDROOM THREE

15' 10" x 6' 09" (4.83m x 2.06m) The third bedroom is dual aspect with double glazed windows to the front and rear. Radiator. Light oak wood effect laminate flooring.

#### GROUND FLOOR BATHROOM

Half tiled to all visible walls with further tiling to the bath area which also has an electric shower over and glass shower screen as well as a mixer tap. Pedestal hand wash basin. Close coupled WC. Chrome heated towel rail. Laminate tiled effect flooring and double glazed window to the side with obscure glass.

#### LANDING

Doors to bedrooms. Carpet.

#### BEDROOM ONE

16' 07" x 12' 03" (5.05m x 3.73m) A great sized master bedroom which has a built in double wardrobe and additional built in cupboard which was originally the airing cupboard. The room is dual aspect with a double glazed window to the rear and velux window to the side. There is eaves storage which also houses the combination boiler. Radiator, smooth plastered ceiling with spotlights and ceiling fan. Access to the loft which has a light and is part boarded. Door to en suite.

#### ENSUITE SHOWER ROOM

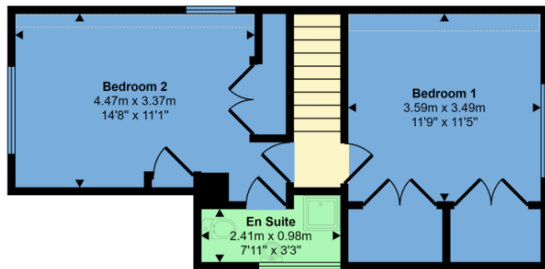
The en suite is part tiled and panelled to all visible walls. Corner shower cubicle with electric shower and extractor fan. Hand wash basin. Close coupled WC. Chrome heated towel rail as well as a radiator. Tiled effect laminate flooring. Double



Approx Gross Internal Area  
123 sq m / 1321 sq ft



Ground Floor  
Approx 82 sq m / 882 sq ft



First Floor  
Approx 41 sq m / 439 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

glazed window to the side with obscure glass.

#### BEDROOM TWO

15' 10" x 11' 10" (4.83m x 3.61m) Another great sized double bedroom with 2 fitted double wardrobes. Radiator. Double glazed window to the front. Smooth plastered ceiling with spotlights.

#### FRONT GARDEN

Imprinted concrete with ample off street parking. Vehicular electrical charging point.

#### BACK GARDEN

Approximately 90' unmeasured commencing with a large patio area with remainder laid to lawn with mature borders with watering system. Shed with power and light. Summer house which the vendor advises is insulated and has power with window to the side. Personal access to the side. Outside tap.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   c
55-68	D	67   d	
39-54	E		
21-38	F		
1-20	G		

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