



- SOUGHT AFTER LOCATION
- SUPERB KITCHEN/DINING/FAMILY ROOM
- ATTRACTIVE LOUNGE WITH WOOD BURNING STOVE
- SPACIOUS ENTRANCE HALL

## 47 Kings Park, Benfleet, Essex , SS7 3AY

Guide Price £575,000

Having undergone extensive refurbishment in recent years, this superb detached family home offers exceptional and highly versatile accommodation finished to an impressive standard throughout. At the heart of the home is a stunning open-plan kitchen/dining/family room featuring a central island unit and contemporary styling, perfectly designed for modern living and entertaining. The attractive lounge enjoys a cosy yet elegant atmosphere, enhanced by a feature wood-burning stove.



## Property Description

### SPACIOUS ENTRANCE HALL

A bright and welcoming entrance hall accessed via a contemporary composite entrance door with feature glazed inserts and matching side panels allowing for plenty of natural light. This stylish first impression of the home features attractive tiled flooring, stairs rising to the first floor, radiator, and ample space for additional furnishings. A beautifully presented entrance setting the tone for the quality and style found throughout the property.

### LOUNGE

This very attractive room has a feature fireplace with a wood burning stove and wooden mantle. Double glazed window to the front. Wood flooring. Two wall light points. Inset ceiling spotlights.

### KITCHEN/DINING/FAMILY ROOM

This superb room across the rear of the property has double glazed french doors leading to the rear garden. The kitchen area is well fitted with a range of units at eye and base level with quartz work surfaces over. Matching central island unit with an integrated dishwasher and breakfast bar. Pendant lights over the central island unit. USA style fridge freezer to remain. Belfast sink with a mixer tap and spray attachment. 5 ring gas hob with an extractor cooker hood over. Built in oven and microwave. Double glazed window to the rear. Tiled floor. Inset ceiling spotlights. Radiator with a cover. Door leads to the:-

### SHOWER ROOM

With a low level wc vanity hand wash basin and shower. Inset ceiling spotlights. Heated towel rail. Wood effect flooring.

### UTILITY AREA





With space and plumbing for a washing machine. Eye level storage cupboard. Radiator. Wood effect flooring. Inset ceiling spotlights.

#### STUDY

Double glazed window to the rear. Radiator. Inset ceiling spotlights.

#### LANDING

Obscure double glazed window to the side. Access to the loft.

#### BEDROOM ONE

Double glazed window to the front. Radiator. Wood effect flooring. Sliding door wardrobes. Door leads to the :-

#### EN SUITE

With a vanity wash hand basin with cupboards under and a mixer tap over. Shower cubicle. Extractor fan. Tiled floor and splashback.

#### BEDROOM TWO

Double glazed window to the rear. Double radiator. Wood effect flooring. Door leads to the :-

#### EN SUITE

Low level WC with a concealed cistern. Vanity hand wash basin with a cupboard under. Tiled floor and half tiled walls. Obscure double glazed window to the rear.

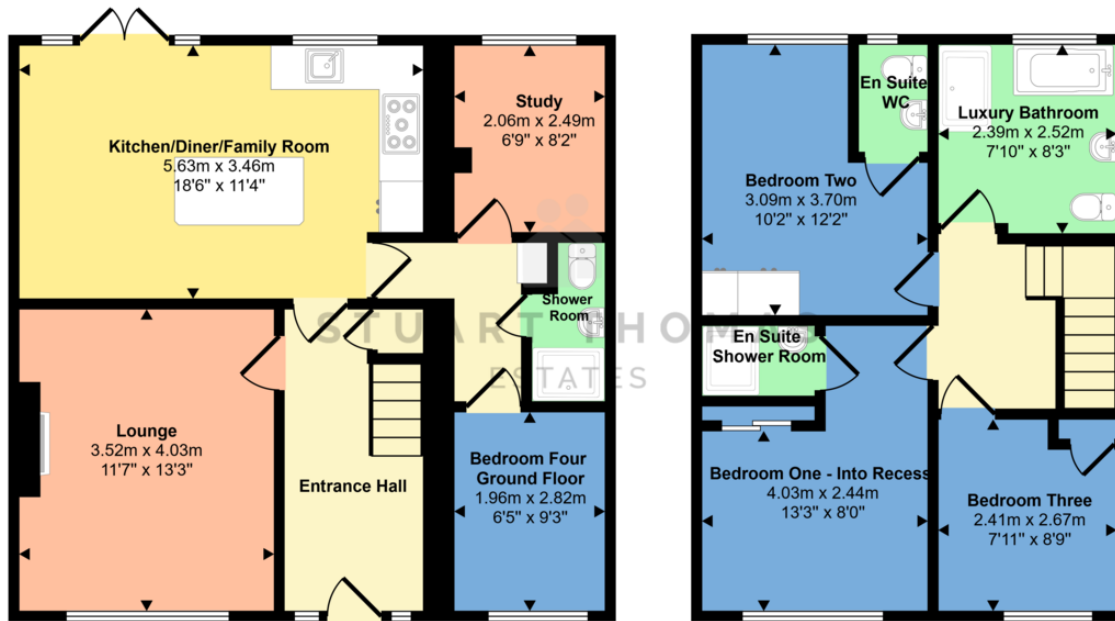
#### BEDROOM THREE

Double glazed window to the front. Radiator. Wood effect flooring. Built in storage cupboard.

#### BEDROOM FOUR (GROUND FLOOR)



Approx Gross Internal Area  
106 sq m / 1138 sq ft



Ground Floor  
Approx 62 sq m / 666 sq ft

First Floor  
Approx 44 sq m / 473 sq ft

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.

Double glazed window to the front. Double radiator. Inset ceiling spotlights. Wood flooring.

LUXURY BATHROOM

This superb larger than average bathroom has a 4 piece white suite comprising a low level wc with a concealed cistern, vanity had wash basin with cupboards and drawers under and a mixer tap. Illuminated wall mounted mirror. Free standing bath with a free standing mixer tap with a shower attachment. Large shower and enclosure. Heated towel rail. Double glazed obscure window to the rear. Electric shaver socket. Half tiled to visible walls and fully tiled to the shower area. Tiled floor. Extractor fan.

FRONT GARDEN

Providing ample off street parking.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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