



- LUXURY DETACHED HOUSE
- WEST BACKING GARDEN
- CUL DE SAC LOCATION
- SUPERBLY FITTED KITCHEN

5 Overton Close, Benfleet, SS7 4DU

£585,000

Have you ever wanted to live in the lap of luxury? This property has the warmth and feel of a luxury 5 star hotel. Step over the threshold and feel the quality of everything this beautiful home has to offer.



Property Description

ENTRANCE HALL

Composite entrance door with glazed insets leads to the stunning entrance hall with a beautifully tiled floor. Stairs leads to the first floor with a glass balustrade and cupboard under. Vertical radiator. Coving. Wall light points.

CLOAKROOM

Another beautifully tiled room with a 2 piece suite comprising a low level wc with adjacent shower. Vanity hand wash basin with a mixer tap over and cupboard under. Obscure double glazed window to the side.

LOUNGE

This superb room has the same floor tiling as the entrance hall making this a bright room. There is a featured soft grey panelled wall with inset for a TV and Sound Bar. Cleverley concealed door leads to the playroom/fourth bedroom. Double glazed window to the front. Wall light point. Feature ceiling with inset spotlights trough lighting and coving.

PLAYROOM/FOURTH BEDROOM

With a double window to the front. Feature wood effect flooring. Coving. Door leads to the study.

KITCHEN/DINER

Another stunning room with the superb floor tiling leading from the entrance hall. The kitchen is superbly fitted with a range of quality units at eye and base level with quartz work surfaces. Breakfast bar. Five ring gas hob with a down draft extractor cooker hood. Built in oven and combination oven and microwave. Integrated washing machine and tumble dryer. Double glazed window to the rear. Open plan to the dining area which in turn has twin double glazed french doors leading to the rear garden. A feature dropped ceiling with





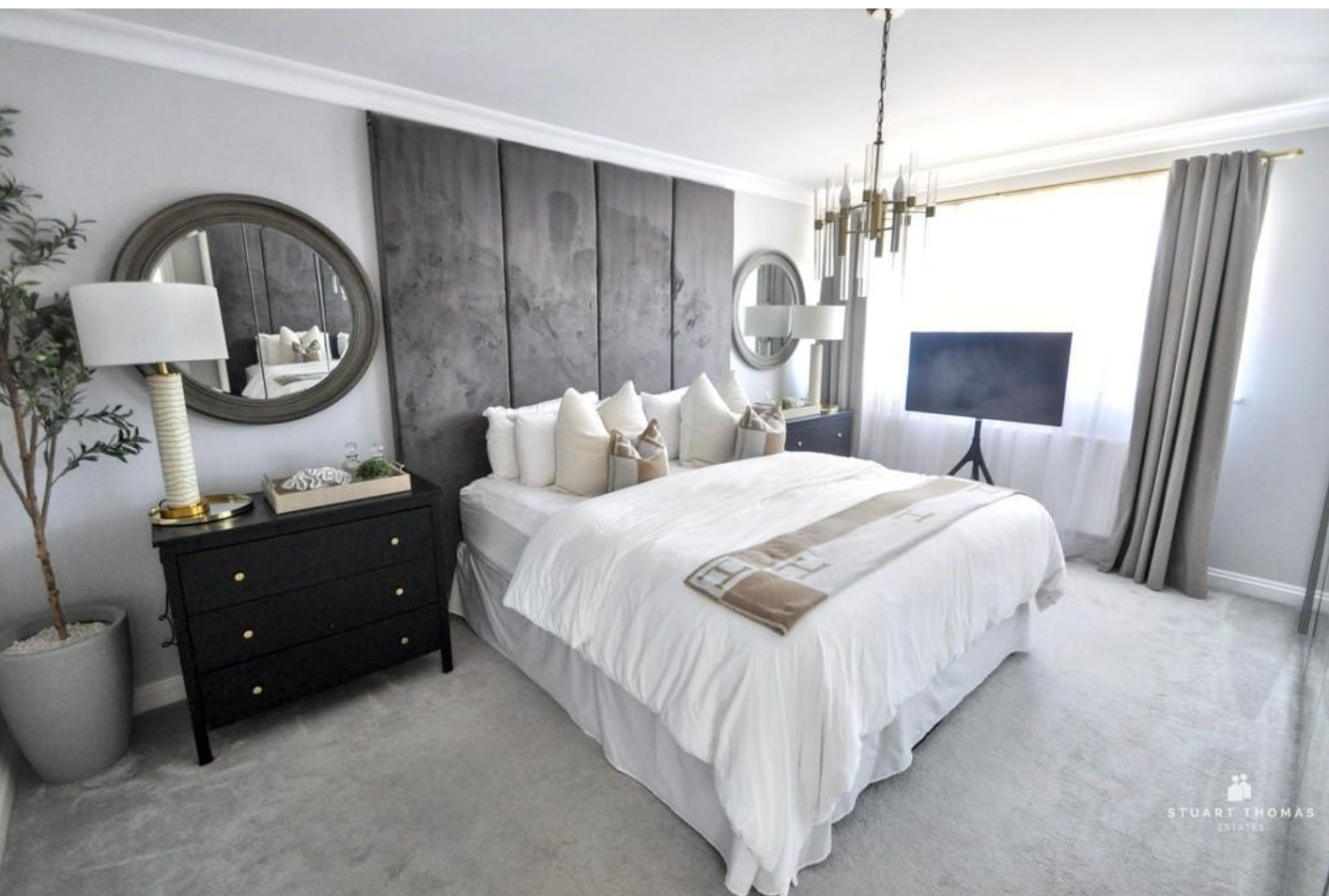
inset ceiling spotlights and trough lighting. Coving.

STUDY

With a double glazed door and window. Wood effect flooring. Coving. Access to the loft. Vertical radiator.

LANDING

Double glazed window to the side. Access to the loft with the vendor informs us is insulated and boarded and houses the gas fired central heating boiler. Inset ceiling spotlights. Coving.



BEDROOM ONE

This good size room again has the feel of a luxury hotel with a double glazed window to the front. Radiator. Coving. Two wall light points.

BEDROOM TWO

Superbly decorated with a dado rail. Double glazed window to the rear. Radiator. Coving.

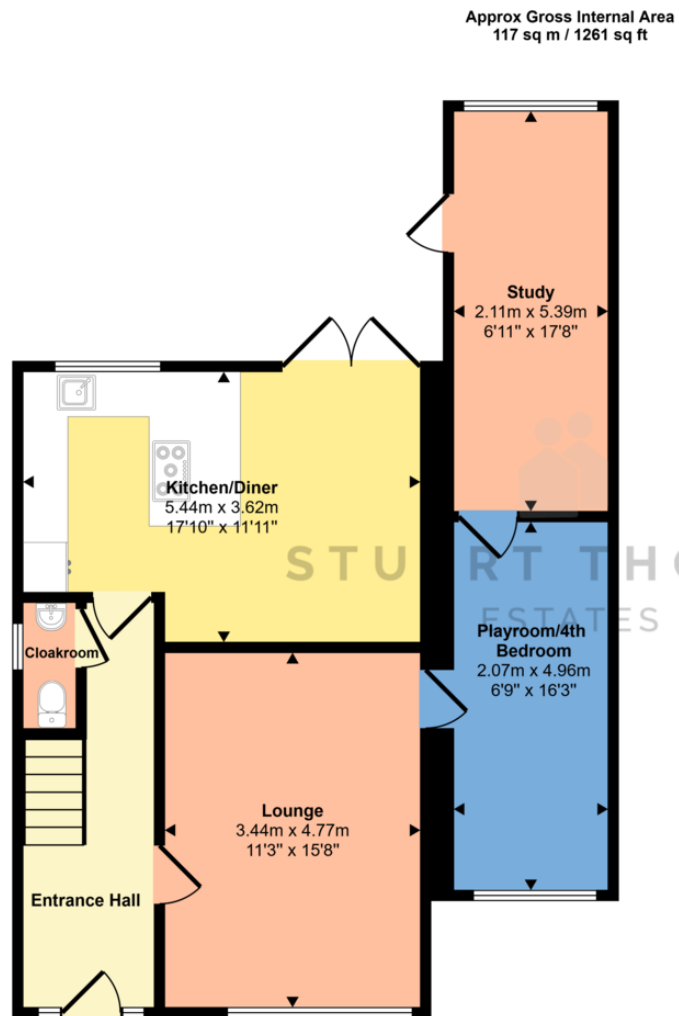
BEDROOM THREE

With feature wallpaper decor to one wall. Double glazed window to the rear. Radiator. Coving.

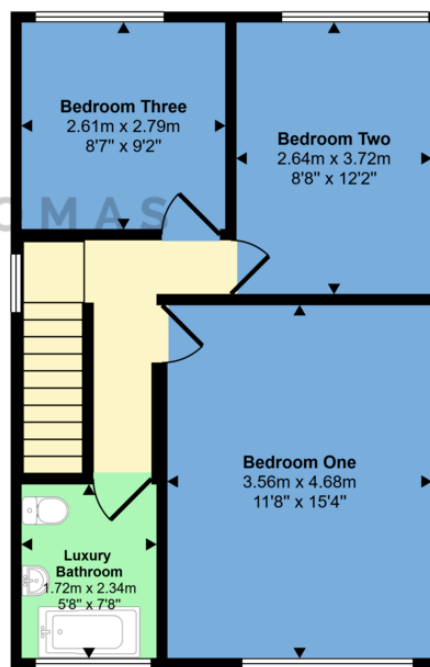
LUXURY BATHROOM

With a 3 piece white suite comprising a low level wc with a concealed cistern and adjacent shower spray. Vanity hand wash basin with drawers under and a panelled bath with a bath filler and independent shower and a shower screen. Rainfall shower and handheld shower roses. Obscure double glazed window to the front. Heated towel rail. Inset ceiling spotlights. Fully tiled to all visible walls and floor.

PARKING



Ground Floor
Approx 71 sq m / 762 sq ft



First Floor
Approx 46 sq m / 499 sq ft

Off street parking is provided to the front of the property by way of a tiled front garden with artificial lawn edges.

REAR GARDEN

This sunny WEST BACKING rear garden is laid to lawn with a paved patio with white stones and inset lighting. Screen fencing. Side access to the front. External water supply.

GENERAL

Tenure Freehold

Castle Point Borough Council

Council Tax band D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		

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