



STUART THOMAS  
ESTATES



- FOUR DOUBLE BEDROOMS
- EN SUITE SHOWER ROOM
- DINING ROOM
- DOUBLE GARAGE

10 Martingale, Benfleet, Essex , SS7 3DP

£625,000 to £650,000

Located on the ever popular Chase Development is this DETACHED FOUR DOUBLE BEDROOM family home with a DOUBLE GARAGE. En Suite to master bedroom, Dining Room and Spacious Lounge.



## Property Description

### ENTRANCE HALL

Composite entrance door with glazed panels and obscure glazed side screens leads to the entrance hall. Radiator. Wood flooring. Stairs lead to the first floor with a cupboard under.

### CLOAKROOM

Low level wc and a hand wash basin. Coving. Extractor fan. Radiator. Fully tiled to all visible walls.

### LOUNGE

This good size room has a double glazed bay window to the front. Two radiators. Feature fireplace with a gas coal fire. Coving. Inset ceiling spotlights.

### DINING ROOM

Double glazed patio doors lead to the rear garden. Wood flooring. Coving. Radiator.

### KITCHEN/BREAKFAST ROOM

Fitted with units at eye and base level with work surfaces over. Single drainer stainless steel sink unit with a mixer tap over. Ceramic Hob with an extractor cooker hood over and built under oven. Double glazed window to the rear. Double radiator. Half glazed double glazed door leads to the side.

### UTILITY ROOM

Wall mounted gas fired central heating boiler. Double glazed obscure window to the side. Space and plumbing for the washing machine.

### LANDING

Access to the loft. Built in storage cupboard.





#### BEDROOM ONE

Double glazed window to the front. Double radiator. Coving. Fitted wardrobes bedside cabinets and chest of drawer units. Door to:-

#### ENSUITE

Low level wc with a concealed cistern vanity hand wash basin and a separate shower cubicle. Obscure double glazed window to the side. Heated towel rail. Tiled floor. Fully tiled to all visible walls.

#### BEDROOM TWO

Double glazed window to the rear. Radiator. Built in mirrored wardrobes. Coving.

#### BEDROOM THREE

Double glazed window to the rear. Radiator. Coving. Sliding door mirrored wardrobes.

#### BEDROOM FOUR

Double glazed window to the front. Radiator. Coving.

#### BATHROOM

With a 4 piece white suite comprising a low level wc pedestal hand was basin panelled bath with a mixer tap and a corner shower. Obscure double glazed window to the side. Heated towel rail. Coving. Inset ceiling spotlights.

#### DOUBLE GARAGE

With an electric roller door. Pressurised hot water cylinder. Personal door to the rear.

#### REAR GARDEN



Laid to lawn with established shrubs. Paved patio. External water supply. Side access to the front. Screen fencing.

Approx Gross Internal Area  
157 sq m / 1691 sq ft



GENERAL  
Tenure Freehold  
Castle Point Borough Council  
Council Tax Band F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		

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.

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