



Brown & Brand



Malyon Court Close
Benfleet, SS7 1TX

- Three Bedroom Detached House
- Offered With No Onward Chain
- Large Lounge/Dining Area
- Four Piece Bathroom

Guide Price £425,000 to £450,000





Property Description

GUIDE PRICE...£425,000 - £450,000

Brown and Brand are pleased to offer for sale, with no onward chain, this attractive and deceptively spacious three-bedroom detached family home. The property provides generous accommodation, including a large lounge leading to an adjoining dining area with French doors opening directly onto the rear garden, a fitted kitchen, utility room, and a ground floor cloakroom. To the first floor are three well-proportioned bedrooms and a family bathroom suite.

Externally, this home benefits from excellent storage and parking facilities, offering a double garage to the front of the property as well as an additional garage to the rear, with convenient side access.

Situated in this ever-popular location, the property falls within the King John School catchment and is within easy reach of Shipwrights Woods, Hadleigh town centre, and Seevic College.





ACCOMMODATION

UPVC double glazed entrance door with adjacent UPVC large side panel leading to:

ENTRANCE PORCH

Tiled flooring with exposed brickwork to side walls, further hardwood door with obscure glazed side giving access through to.

ENTRANCE HALLWAY

Carpeted stairs provide access to the first-floor accommodation, with an under-stairs storage cupboard and a radiator. An archway leads into the kitchen, and an obscure-glazed door provides access through to:

LOUNGE

16' 6" x 14' 5" (5.03m x 4.39m) A good-sized lounge with UPVC double-glazed floor-to-ceiling windows to the front. The room features fitted carpet, radiators, textured ceiling with coving. Opening through to:

DINING ROOM

11' 5" x 7' 11" (3.48m x 2.41m) UPVC double-glazed French doors provide access to the rear garden. The room features a radiator, a textured ceiling with coving and Amtico wood-effect flooring.

KITCHEN

10' 10" x 8' 8" (3.3m x 2.64m) Fitted kitchen with UPVC double-glazed window to the rear. The kitchen includes a stainless-steel single drainer sink unit with mixer tap, complemented by a range of matching eye-level and wall-mounted units with contrasting worktops. Integrated appliances include an electric oven, a four-ring gas hob with extractor hood, and a fridge. The walls feature tiled splashbacks, and the room benefits from tiled flooring throughout and textured ceiling with coving.

INNER LOBBY

Continuation of the tiled flooring, with fold-away doors leading to a pantry cupboard and a further doorway providing access through to:

CLOAKROOM

Double-glazed obscure window to the side aspect. The room features a two-piece suite comprising a low-flush W/C, pedestal wash hand basin with wood cladding to waist height. The space also houses the combination boiler.

UTILITY ROOM

20' 11" x 4' 7" (6.38m x 1.4m) A versatile utility room to the side of the property, enjoying a dual aspect with UPVC double-glazed doors to both the front and rear, offering direct access to the garden if required. The space is finished with tiled flooring and features a Butler-style sink unit with stainless steel mixer tap, set within a vanity storage unit with cupboards and shelving. There is appliance space with plumbing for a washing machine and tumble dryer, ample power points, exposed brickwork to two walls and a wood-panelled ceiling with inset spotlights.

FIRST FLOOR ACCOMMODATION

Double-glazed obscure window to the side aspect, airing cupboard and access to the loft via a pull-down ladder. Fitted carpet. Doors lead through to:





BEDROOM ONE

12' 5" x 9' 11" (3.78m x 3.02m) UPVC double-glazed window to the front, radiator, fitted carpet and power points. Textured ceiling with coving and built-in floor-to-ceiling wardrobes to one wall.

BEDROOM TWO

11' 11" (measurements take inside wardrobes)" x 11' 8" (3.63m x 3.56m) UPVC double glazed window to rear aspect, radiator, fitted carpet, power points, textured ceiling with coving, range of built in his and hers fitted wardrobes to one wall.

BEDROOM THREE

10' 1" (Into wardrobes)" x 9' 4" (3.07m x 2.84m) A good-sized third bedroom, L-shaped in design, with a UPVC double-glazed window to the front aspect. The room includes a radiator, fitted carpet, power points and a built-in double wardrobe to one wall.



BATHROOM

A four-piece suite comprising a panelled bath with mixer tap and handheld shower attachment, a fully tiled corner shower unit with sliding screen door, a Victorian-style pedestal wash hand basin, and a low-flush W.C. The bathroom is finished with fully tiled walls, a heated towel rail, cushion tile-effect flooring, and a textured ceiling with coving.

REAR GARDEN

The property enjoys an unoverlooked rear garden, with a paved area to the immediate fore and a decorative pergola providing an attractive covered area. This leads onto a further patio space and gives access to the garage. The remainder of the garden is mainly laid to lawn, complemented by raised brick-edged flower borders.

GARAGE

18' 2" x 8' 3" (5.54m x 2.51m) Detached garage to the rear of the property approached via electric garage door with convenient side access offering further off street parking.

FRONT GARDEN

To the front of the property there is a second off street parking area, the remainder of the front garden being paved throughout and edged with shrub borders. Access to large garage.

GARAGE

23' 1" x 11' 5" (7.04m x 3.48m) Garage with electric up-and-over door, strip lighting and a double-glazed window to the side with additional storage space to the rear.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as a guide for the prospective purchaser. The fixtures, systems and appliances shown have not been tested and are guaranteed as to their operability or efficiency only as shown. Made with Metrepro 10005

Energy performance certificate (EPC)

11 Madlyn Court Close SS24 0LJ SS7 7YA	Energy rating C	Valid until 2 September 2030
Property type Detached house	Certificate number 8946-2387-8916-2206-4811	
Total floor area 109 square metres		

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/government/guidance/energy-related-property-requirements-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/government/guidance/energy-related-property-requirements-energy-efficiency-standard-landlord-guidance).

Energy rating and score

The graph shows this property's current and potential energy rating.

This property's energy rating is C. It has the potential to be C.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales, the average energy rating is D and the average energy score is 60.

