



*Mulberry House, Rayleigh Road, Thundersley, SS7 3XF*

*A stunning detached property built by an independent developer to an exceptionally high standard*



## *The Ultimate in Luxury Family Living*

The New home offers outstanding quality fixtures and fittings throughout, which cover 2800sq ft.

The Ground Floor accommodation offers an impressive spacious Kitchen/Diner which overlooks the fabulous rear garden, with a large glass roof lantern which ensures floods of daylight, truly connecting the houses to the beautiful surroundings. Adjoining is a Guest Cloakroom/WC and Utility Room.

All of the floors to the ground floor level benefit from underfloor heating and are finished with luxury flooring throughout.

The generous Living Room will be fitted with high quality carpets and enjoy a bright front facing aspect.

The spacious first floor level includes FOUR DOUBLE bedrooms and a luxury family bathroom; the bedrooms will be carpeted to a high standard and the bathroom will also have luxury ceramic tiling.

The second floor comprises a truly Luxury Master Bedroom Suite. This impressive space incorporates a high specification en-suite Bathroom, Dressing Area and accessed to glass balustrade balcony overlooking the rear garden; Perfect for enjoying those sunny breakfasts or brunches.

Offering an unusually large Garden – which boasts an area in excess of 100ft. The garden is accessed via bi folds which provide access to a superb large decked patio seating area which is ideal for those Al Fresco meals. Cascading steps lead down to the remaining lawned areas.

Serviced by gas fired central heating there are radiators throughout each property.  
The property is covered by a 10-year guarantee.





**Reception Hallway:** 22'7" (6.88m) (in length). Accessed via a 'Winkhaus' composite security entrance door. 'Moduleo' light oak flooring, windows to front and side, access to under stair storage cupboard housing security alarm system. Turning staircase to first floor landing.

**Cloakroom/WC:** Window to side. Sanitaryware by 'Duravit', 'Laufen' & 'Hansgrohe'. Heated towel rail, 'Moduleo' light oak flooring, white Metro tiling, extractor fan, recessed LED lighting.

**Sitting Room:** 15'9" x 12'5" (4.8m x 3.78m) Full height window to front, 'Moduleo' light oak flooring, radiator, TV & comms points.

**Kitchen/Family Room:** 27'7" x 21'5" (8.4m x 6.53m) Full width bi-folding doors onto the rear sun terrace, large lanterned skylight window, two windows to side. 'Moduleo' light oak flooring with zoned, gas fired underfloor heating. Fitted with a bespoke range of frameless cabinets in 'Slated Lime' with surfaces, upstands and six-seat Waterfall Breakfast Island wrapped in 'Verona Carrara' quartz. High end integrated appliances by 'Siemens' including a five ring 'Wok burner' gas hob with automated downdraft extractor, symmetrically sited twin Wifi ovens, full height fridge & freezer and dishwasher. Dual zone 46 bottle wine chiller by 'Amica'. Recessed LED lighting.

**Utility Room/Laundry:** 10'9" x 5'4" (3.28m x 1.63m) Door to side, access to large boiler cupboard (with courtesy light) housing 'Joule' high pressure water system and 'Ideal Logic' condensing gas boiler. High level cabinets, 'Verona Carrara' quartz surface and splashback. 'Blomberg' washing machine and tumble dryer. Recessed LED lighting.

### The First Floor

**Landing:** Windows to side at half landing and one and a half landing heights. Turning staircase to second floor master bedroom suite.

**Bedroom Two:** 15'8" x 12'5" (4.78m x 3.78m) Full height window to front, radiator, integrated wiring for flat screen TV.

**Bedroom Three:** 15'1" x 10'9" (4.6m x 3.28m) Window to rear, radiator, integrated wiring for flat screen TV.

**Bedroom Four:** 15'8" x 10'5" (4.78m x 3.18m) Window to rear, radiator, integrated wiring for flat screen TV.

**Bedroom Five:** 12'3" x 8'10" (3.73m x 2.7m) Window to front, radiator, integrated wiring for flat screen TV. Access to built in wardrobe/storage cupboard.

**Spa-style Bathroom:** Window to side, heated towel rail, polished porcelain 600 x 600 wall tiling, slate effect floor tiles. Four piece suite comprising bath with wall inset faucet and handheld showerhead, frameless glass shower enclosure with rainwater drench and handheld showerheads, vanity wash basin and integrated cistern WC. 'Hansgrohe', 'Duravit' and 'Laufen' sanitaryware. Extractor fan, recessed LED lighting.

### **The Second Floor**

**Principle Bedroom Suite:** 36'6" x 21'8" (11.13m x 6.6m) (maximum). A dual aspect master suite with feature triangular gable end window to front and glazed sun balcony to rear. 'Daikin' air conditioning unit, three radiators, over-stair storage cupboard (with courtesy light). Feature vaulted ceilings with recessed LED lighting.

**En Suite Shower:** Window to side, heated towel rail, polished porcelain 600 x 300 wall tiling, slate effect floor tiles. Three piece suite comprising frameless glass shower enclosure with rainwater drench and handheld showerheads, vanity wash basin and integrated cistern WC. 'Hansgrohe', 'Duravit' and 'Laufen' sanitaryware.

**Sun Balcony:** 13' x 5'2" (3.96m x 1.57m) Glass and steel balustrade, side recesses with power point, recessed LED lighting.

### **The Rear Garden:**

**100' (30.48m)**

A beautifully landscaped rear garden in excess of 100' in depth with fenced boundaries, light woodland to the rear, an extensive oak and porcelain sun terrace and dual side access to the front driveway.

### **Frontage:**

An extensive cobbled paviour private driveway with contrasting coping stones and walled front boundary.

Within 1 mile of A13 & A127, 1.9 miles of Rayleigh Mainline Station (Liverpool St.), 2.8 miles of Benfleet Mainline Station (Fenchurch St.), 5.9 miles to Southend Airport & 14.1 miles to M25 (J29)

*For information regarding this development – please contact the selling agent.*

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