



## Sebastian Avenue, Shenfield, Brentwood, Essex, CM15 8PP

£1,400,000 - £1,450,000



An immaculately presented four-bedroom detached house, newly constructed in 2023, offering contemporary living with an exceptional attention to detail. The property features a spacious open-plan kitchen, dining, and living area overlooking the landscaped rear garden, and is luxuriously appointed with Miele appliances and high-quality cabinetry. Additional ground floor accommodation includes a separate living room, a versatile study/playroom, a WC, and a utility room. Upstairs, both the master and second bedrooms benefit from en-suite shower rooms, complemented by a tastefully fitted family bathroom—all finished with Porcelanosa tiling. The home enjoys underfloor heating throughout and is equipped with solar panels, a home storage battery, and an air source heat pump. At the end of the garden, a large garden room offers flexible space ideal for a home gym, office, or games room, with a useful storage shed beside.

- BEAUTIFUL FAMILY HOME IN POPULAR CENTRAL LOCATION
- ECO FRIENDLY SOLAR PANELS, HOME STORAGE BATTERY AND AIR SOURCE HEAT PUMP
- BALANCE OF NEW BUILD WARRANTY
- WALKING DISTANCE OF SHENFIELD BROADWAY AND MAINLINE RAILWAY STATION
- HIGH SPECIFICATION WITH UNDER FLOOR HEATING
- CONTEMPORARY GARDEN ROOM WITH LARGE HOME OFFICE AND GARDEN STORAGE SHED BESIDE
- FAMILY BATHROOM, TWO EN-SUITES AND GROUND FLOOR WC





## Ground Floor

### Entrance Hallway



A secure composite entrance door opens onto a spacious entrance hallway that is laid with herringbone flooring throughout. There is bespoke fitted furniture that includes two cupboards for shoes and coats and a bench seat. An Oak staircase turns and rises to the first floor landing which has glass balustrades.

### Living Room



French doors with smoked glass inserts open onto a formal living room with a walk in bay window overlooking the front aspect. There is a continuation of the flooring from the entrance hallway and a feature wall is fitted with floor to ceiling acoustic paneling.

### Study/Playroom



A very useful room which is currently being used as a study but could also be a playroom. There are bespoke fitted book shelves and cupboards, a continuation of the flooring from the hallway, and a double glazed window facing the side aspect.

### Ground Floor Cloakroom

Fitted with a concealed cistern WC and a counter top wash hand basin. The walls and floor are fully tiled with 'Porcelanosa' tiling, there is a chrome heated towel rail, and LED mirror and motion sensitive lighting.

### Open Plan Kitchen, Dining, Living Room



A smoked glazed door opens onto this extremely impressive open plan space which is ideal for a family and perfectly suited to entertaining. There are tiled floors that run throughout.

## Kitchen Dining Area



The kitchen itself is fitted with an extensive range of shaker style units and features a large island painted in a contrasting colour, there are quartz worksurfaces that also extend into a feature wall. Integrated appliances include two 'Miele' built in ovens, combination oven & microwave, plate warming drawer, an integrated fridge and freezer, and coffee machine. There is also an induction hob with down drafting extractor and a wine fridge. The kitchen has both a pantry style cupboard that can house small appliances and a bar.

## Living Area



A comfortable space overlooking the landscaped rear garden via a wide set of sliding doors that are in addition to

bi-folding doors opening to the side. There is also a large lantern roof.

## First Floor

### Landing

The landing is tastefully decorated with panelling to the walls, there is a cupboard that houses the hot water cylinder.

### Master Bedroom



A spacious bedroom situated at the rear of the house overlooking the rear garden via a large double glazed window.

### Dressing Room



Fitted with hanging rails on either side, high level storage shelves and fitted drawers this extremely useful dressing room is a wonderful addition to the master suite.



**En-Suite Shower Room**



Fitted with a large walk in shower enclosure that has a frameless glazed screen and feature tiles. There is also a concealed cistern WC and a floating vanity with counter top wash hand basin. There is a heated towel rail and recessed spot lighting to the ceiling.

**Bedroom Two**



Situated at the front of the property this double bedroom has fitted wardrobes with sliding mirrored doors and a double glazed window facing the front.

**En-Suite Shower Room Two**



Walk in shower enclosure with frameless glazed screen,

concealed cistern WC and vanity wash hand basin. The walls and floors are fully tiled with 'Porcelanosa' tiling and there is a chrome heated towel rail.

**Bedroom Three**



Overlooking the rear garden via double glazed windows with a fitted wardrobe that has sliding mirrored doors.

**Bedroom Four**



Double glazed window overlooking the front aspect.

**Family Bathroom**



Fitted with a concealed cistern WC and a vanity wash hand basin, there is also a shaped freestanding bath with floor



mounted bath filler and a walk in corner shower enclosure. The walls and floors are tiled with 'Porcelanosa' tiling, there is feature lighting, an LED mirror and a chrome heated towel rail.

Exterior

Rear Garden



The rear garden has been extensively landscaped and commences with a wide paved terrace that stretches the width of the property that has raised planters and steps that lead to the remainder of the garden which is laid to lawn with a selection of mature shrubs. There is an area currently used as a kitchen garden to grow vegetables and a path that leads to the garden room.

Garden Room



A large space which is ideal for a home office or gym, beside the garden room is a built in storage shed.

Driveway

The property benefits from a block paved driveway and has an EV charger.

Agents Note

The property was newly constructed in 2023 and the balance of a LABC warranty is valid until March 2033.

There is an environmentally friending home energy system which includes solar panels, solar hot water system, a home storage battery and an air source heat pump.

There is underfloor heating throughout the property.

PROPERTY MISDESCRIPTIONS ACT 1991

The Agents not tested any apparatus, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Adviser. Refernces to the Tenure of the property are based on information supplied by the Vendor. The agent has not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.