



Leigh-On-Sea, Guide Price £625,000 - £650,000, 3 Bed Detached House

This Modern Family Home Property was Specially Designed and Built for the Current Owners just 5 Years ago to the Highest Specification. Two / Three Bed Detached and "Still under Warranty". In a Highly Desirable Road joining "Woodside" with Nature Reserve & Golf Course just a Few Minutes Walk.

Council Tax Band: D EPC Rating: B Tenure: Freehold



Leigh-on-Sea, Essex, SS9 4RQ

"NO CHAIN" PROPERTY BUILT JUST 5 YEARS AGO AND STILL UNDER WARRANTY

INDIVIDUALLY DESIGNED AND BUILT TO THE HIGHEST SPECIFICATION INCLUDING "APP CONTROLLED" SOFT WATER SYSTEM

HIGHLY DESIRABLE LOCATION IN A ROAD ADJOINING "WOODSIDE" AND JUST MINUTES FROM NATURE RESERVE AND GOLF COURSE

FEATURE LIGHTING AROUND THE PROPERTY INCLUDING THE KITCHEN & ISLAND AND THE EN-SUITE

CURRENTLY TWO BEDS BUT THE SELLER COULD EASILY CONVERT THE DRESSING ROOM TO BED THREE

BEAUTIFUL OPEN PLAN LIVING WHICH FLOWS SEAMLESSLY FROM THE LOUNGE TO THE KITCHEN AND IN TO THE DINING & GARDEN

THE DINING ROOM WITH HIGH VAULTED CEILING HAS FOLDING DOORS TO THREE WALLS / TWO TO OUTSIDE / ONE SET TO THE KITCHEN

SOUTH FACING SOLAR PANELS FITTED TO MINIMISE BILLS

FUTURE OPPORTUNITY TO HAVE A "HOME LIFT" FITTED IF REQUIRED

REMOTE "APP CONTROLLED" PLUMBED UNDERFLOOR HEATING TO THE GROUND FLOOR WITH KARDEAN FLOORING & FLOOR TILES TO BATHROOM

Energy Performance Rating: B

Council Tax Band: D

Inspected By: Thomas Devlin-James

Disclaimer: The measurements indicated are supplied for guidance only, potential buyers are advised to re-check the measurements before committing to any expense.

Rooms:

L-Shaped Entrance Hall with Three Full Height Cupboards
13' 3" max x 13' max (4.04m x 3.96m)

Modern Open Plan Living / Lounge to Kitchen
23' 1" x 20' 10" (7.03m x 6.35m)

Lounge with Bay Window to Front
13' 7" x 12' 8" (4.14m x 3.86m)

Bespoke Fitted Kitchen

with Large Island / Corian Worktop / Multiple Seating Area Around / Wine Fridge and Array of Built-In Cupboards and Drawers Below
21' 9" x 9' 10" (6.62m x 2.99m)

Fitted appliances include: Coffee Machine, Fridge, Freezer, Wine Fridge, Dishwasher, Washing Machine, Cooker, Extractor and Hob

Dining Room / Reception

with High Vaulted Ceiling and Two Sets of Folding Doors to Garden
11' 8" x 11' 8" (3.55m x 3.55m)



Ground Floor Bedroom Two with Bay Window to Front
11' 3" x 10' 5" (3.43m x 3.17m)

Ground Floor Shower Room Fully Fitted with Luxury Suite
8' 8" x 6' (2.64m x 1.83m)

Stairs Lead to Upper Floor with Feature Low Level Sensor Lighting

First Floor Landing with Neutral Decor and Carpeting,
Door Gives Access to 8ft 10 Walk-In Cupboard

Master Bedroom "Great Size" with Three Windows affording Distant
Views and Open to an Amazing Dressing Room
22' 8" max x 17' 7" (6.90m x 5.36m)

Stunning Bespoke Dressing Room / Bedroom Three
13' 5" max x 8' 10" max (4.09m x 2.69m)

Currently Fully Furnished as a Very Well Appointed Designer Dressing Room
Accessed via the Master Suite and Can Easily be converted by the Seller into
the Third Bedroom if needed.

Luxury First Floor Bathroom
with Freestanding Bath and Floor Standing Bath Tap and Flexible Attachment
11' 10" x 6' 6" max (3.60m x 1.98m)

Beautiful Low Maintenance Garden / Lovely Sun Trap
with Full Width Folding Doors to Dining Room then Onwards to the Kitchen

Front Garden and Parking with Feature Brick Wall to Front and "Step
Free Wheelchair Friendly Access" to Front Door

Notes:

Designed to be the current sellers "Last Move" so the accommodation was
designed with the Future Opportunity to have a "Home Lift" or Stair Lift Fitted.
South Facing Solar Panels Fitted to Minimise Future Bills.









