



BRITISH
PROPERTY
AWARDS

2018



GOLD WINNER

ESTATE AGENT IN
LEIGH-ON-SEA



BRITISH
PROPERTY
AWARDS

2017



GOLD WINNER

ESTATE AGENT
IN LEIGH-ON-SEA



Leigh view Drive, Leigh on sea

BRAND NEW DETACHED HOUSE: Castle Estate Agents are pleased to offer FOR SALE this 4 bedroom detached luxury house set in this quiet location within easy access to the A127, local shops, bus routes, Blenheim junior school and a short drive to Leigh on sea STATION.

- New four bedroom
- Off street parking
- Kitchen/Diner
- Quiet location
- Under floor heating
- Detached house
- Detached garage
- Two en-suites
- 10 Year NHBC guarantee
- Downstairs cloakroom

£525,000 Freehold

Front aspects *Total floor space measuring approx 1489 sqft*

Block paved off street parking x 2 cars, mature shrub borders, outside light, gated side access, double glazed door with frosted glass inset to;

Hallway

Doors to all rooms, stairs to first floor, down lighters, power points, under stair cupboard.

Cloakroom

2 Piece White suite comprising of a low level flush toilet, hand wash basin in vanity unit with mixer taps, down lighters, extractor fan, tiled splash backs and flooring, double glazed frosted window to the side aspect.

Lounge *20'2" by 11'8" (6m 15cm x 3m 56cm)*

Down lighters, power points, tv point, double glazed windows and French doors to the rear aspect.

Kitchen/Diner *20'3" by 11'6" (6m 17cm x 3m 51cm) Max*

Double glazed windows to the front and side aspect, down lighters, Grey high gloss eye level and base level units, boxed edge Granite work surfaces with stainless steel sink and single drainer with mixer taps, power points, built in 4 ring ceramic hob with under oven and over extractor fan, integral washing machine, dishwasher and fridge freezer, power points, tv point, double glazed door to the side aspect.

First floor landing

Doors to all rooms, double glazed frosted window to the side aspect, stairs to second floor, large storage cupboard, power points.

Bedroom 1 *14'7" by 12'0" (4m 44cm x 3m 66cm) Max*

Double glazed bay window to the front aspect, radiator, power points, tv point, door to:



Whilst we endeavour to make our sales particulars as accurate and reliable as possible, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order or have been inspected by ourselves. Please be advised that some of the particulars may be awaiting vendor approval. Please contact us should you have any queries and we will try our utmost to assist.

En-suite

Down lighters, extractor fan, double glazed frosted window to the front aspect, heated towel rail, 3 piece White suite comprising of a low level flush toilet, hand wash basin in vanity unit with mixer taps, double shower cubicle with glass door and wall mounted mains shower with rainfall head over, fully tiled walls and tiled flooring.



Bedroom 2 11'6" by 10'7" (3m 51cm x 3m 23cm)

Double glazed windows to rear and side aspect, radiator. power points and tv point.



Bedrom 3 11'7" by 9'0" (3m 53cm x 2m 74cm)

Double glazed window to rear aspect, radiator. power points and tv point.

Family bathroom

Down lighters, extractor fan, double glazed frosted window to the side aspect, heated towel rail, 3 piece White suite comprising of a low level flush toilet, hand wash basin in vanity unit with mixer taps, panel enclosed bath with wall mounted mains shower with rainfall head over, fully tiled walls and tiled flooring.



Second flooring landing

Double glazed Velux window to the side aspect, storage cupboard and power points.

Bedroom 4 13'7" by 11'7" (4m 14cm x 3m 53cm)

Double glazed window to rear aspect, radiator. power points and tv point, eves storage, down lighters.



En-suite

Down lighters, extractor fan, double glazed Velux window to the rear aspect, heated towel rail, 3 piece White suite comprising of a low level flush toilet, hand wash basin in vanity unit with mixer taps, double shower cubicle with glass door and wall mounted mains shower with rainfall head over, fully tiled walls and tiled flooring.



Whilst we endeavour to make our sales particulars as accurate and reliable as possible, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order or have been inspected by ourselves. Please be advised that some of the particulars may be awaiting vendor approval. Please contact us should you have any queries and we will try our utmost to assist.

Rear garden

Approx 45ft, mainly laid to lawn, paved patio area, gated side access, outside tap and lighting, double glazed door and window to:

Garage

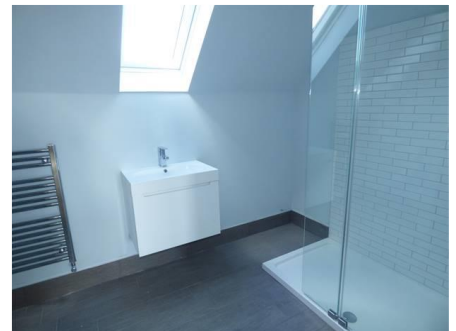
Electric up and over door with power and lighting and a further parking space for one vehicle in front of the garage.

Kitchen area

Under construction.

Kitchen/Diner

Under construction.



Whilst we endeavour to make our sales particulars as accurate and reliable as possible, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order or have been inspected by ourselves. Please be advised that some of the particulars may be awaiting vendor approval. Please contact us should you have any queries and we will try our utmost to assist.



Whilst we endeavour to make our sales particulars as accurate and reliable as possible, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order or have been inspected by ourselves. Please be advised that some of the particulars may be awaiting vendor approval. Please contact us should you have any queries and we will try our utmost to assist.