

stuart
thomas



- WEST BACKING REAR GARDEN
- CLEVERLY EXTENDED
- LUXURY KITCHEN WITH GRANITE WORK SURFACES
- BEAUTIFUL LOUNGE WITH FIREPLACE

23 Leigh Gardens , Leigh On Sea, Essex, SS9 2PX

£650,000

SO MUCH SPACE! Come and see this CLEVERLY EXTENDED semi detached FAMILY HOME offering GOOD SIZE ACCOMMODATION which includes a BEAUTIFUL LOUNGE with FEATURE FIREPLACE, SECOND SITTING ROOM, LUXURY KITCHEN, UTILITY ROOM, SHOWER ROOM and STUDY/PLAYROOM. Upstairs are the 3 BEDROOMS, SHOWER ROOM and LOFT ROOM.



Property Description

ENTRANCE HALL

Entrance door with glazed inserts and an adjacent obscure window leads to the spacious and most attractive entrance hall. Wood flooring. Stairs to the first floor with a cupboard under. Further storage cupboard. Double radiator. Dado rail and picture rail.

SHOWER ROOM

With a white 3 piece suite comprising a low level wc wash hand basin and large walk in shower. Heated towel rail. Tiled floor. Access to the loft. Inset ceiling spotlights.

LOUNGE

16' 5" x 12' 4 max" (5m x 3.76m) This most attractive room has a feature fireplace with a wood burning stove and wooden mantle. Bay window to the front with plantation shutters. Picture rail. Wood floor. Double radiator. Ceiling rose.

SITTING ROOM

21' 3" x 11' 4" (6.48m x 3.45m) This good size room has double glazed french doors leading to the rear garden. Radiator, two skylight windows. Wood floor. Inset wood burning stove with a wood mantle over. Some painted wood panelling to the walls with display shelving over. Inset ceiling spotlights. Open to the:-

KITCHEN

17' 9" x 8' 4" (5.41m x 2.54m) This superbly fitted kitchen has a range of units at eye and base level with granite work surfaces over. Inset one and a half bowl sink unit with a mixer tap over and adjacent drainer. Space for range cooker, wine fridge and USA style fridge freezer. Coving. Wood floor. Inset ceiling spotlights. Open to the:-





UTILITY ROOM

7' 7" x 7' 5" (2.31m x 2.26m) This useful well fitted space has a range of units at eye and base level with work surfaces over. Inset one and a half bowl single drainer sink unit with a mixer tap over. Space and plumbing for dishwasher and washing machine. Skylight window. Wood floor. Heated towel rail. Inset ceiling spotlights. Door leads to the shower room.

DINING ROOM

20' 3" x 10' 11 max" (6.17m x 3.33m) This really good size room has double glazed French doors leading to the rear garden. Double radiator. Coving. High level double glazed window to the rear. Wood floor.

STUDY/PLAYROOM/4TH BEDROOM

15' 8" x 7' 5" (4.78m x 2.26m) Double glazed bay window with plantation shutters to the front. Wood floor. Double radiator.

LANDING

Access to the loft room. Picture rail. Double glazed obscure window to the side. Double radiator.

MASTER BEDROOM

16' 7" x 11' 9" (5.05m x 3.58m) Double glazed lead light bay window with plantation shutters to the front. Double radiator.

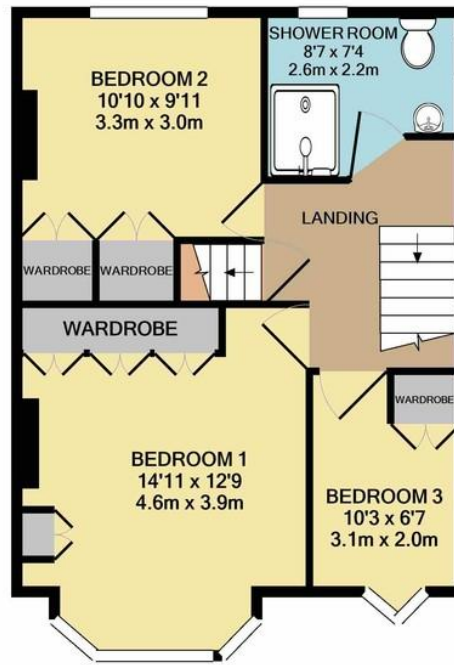
BEDROOM TWO

10' 7 max" x 10' 3" (3.23m x 3.12m) Double glazed window to the rear. Radiator. Built in wardrobe cupboard and further storage cupboard. Picture rail.

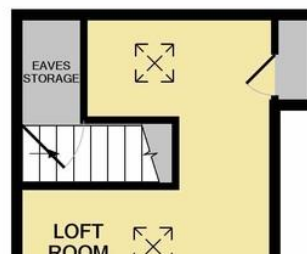
BEDROOM THREE

9' 4" x 7' 9" (2.84m x 2.36m) Double glazed oriel bay window with plantation shutters to the front. Radiator. Picture rail.





1ST FLOOR



Built in wardrobe cupboard.

SHOWER ROOM

With a large WALK IN shower with a glazed screen. Two double glazed obscure windows. Low level wc and wash hand basin. Feature tiled floor. Double radiator. Inset ceiling spotlights. Heated towel rail.

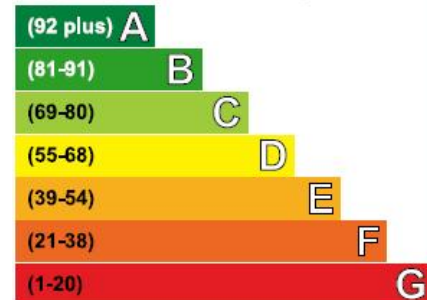
LOFT ROOM

14' 3" x 11' (4.34m x 3.35m) This useful space has skylight windows to the front and rear. Access to eaves storage. Double radiator. Shelving to the recess.

FRONT GARDEN

Proving ample off street parking.

Very energy efficient - lower running costs



Not energy efficient - higher running costs

