



## Hadleigh road, Leigh on sea

IDEAL LOCATION: Castle estate agents are please to offer for sale this large 5 bedroom detached house set in this fantastic location on the popular Marine estate within easy walking distance to Leigh on sea Station, famous Broadway with its shops, bars, boutiques and all bus routes.

- Detached
- 2 Bathrooms
- Very well presented
- Utility room
- Walk to the Station
- 5 Bedrooms
- Ample off street parking
- Large kitchen/Diner
- Down stairs W.C
- Walk to Leigh Broadway

**£625,000 Freehold**

## Front aspect

Gravelled in and out driveway providing off road parking for ample cars, front retaining brick wall, flower and shrub borders, gated side access, outside light, hardwood door with leaded frosted glass insets and side panel windows.



## Porch

Tiled flooring, inner entrance front door leading to inner entrance hall.

## Entrance hall

Radiator in cover, wood flooring, built-in cloaks cupboard, double glazed leadlight window to front, stairs to first floor landing.



## Ground floor WC

White suite comprising of low level w.c., wash hand basin, tiled flooring, tiled splash backs, extractor fan.



## Lounge 16'0" by 15'0" (4m 88cm x 4m 57cm) Max

Double glazed leadlight bay window to side aspect, feature cast iron fireplace with wooden surround, coved ceiling, radiator, down lighters, power points, tv point.



## Kitchen 16'0" by 9'3" (4m 88cm x 2m 82cm) Max

A range of Shaker style base and eye level units with glass display units, oak work surface, 1¼ enamel sink unit and drainer with mixer taps, space for range style cooker and hob, glass splash back, extractor, part tiled walls, tiled flooring, downlighters, double glazed windows to side aspect, integral fridge freezer, leading onto:



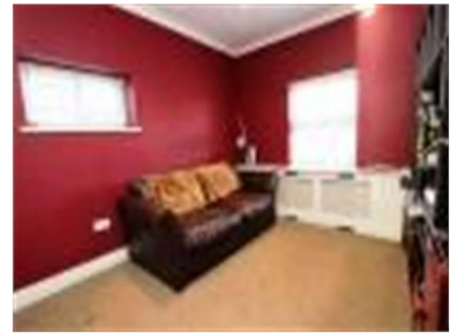
## Family room / Diner 27'4" by 11'1" (8m 33cm x 3m 38cm) Max

Double glazed bi-fold and tri-fold doors to rear and side, modern vertical radiator, porcelain tiled flooring, two stunning glazed sky light roof windows.

*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.*

### **Utility** 9'5" by 7'7" (2m 87cm x 2m 31cm) Max

Frosted double glazed leadlight windows and stable door to side, range of base and eye level cupboards, wooden work surface, space for washing machine and tumble dryer, wall mounted gas boiler, water cylinder housing, porcelain tiled flooring, downlights, power points.



### **Bedroom 1** 14'5" by 10'3" (4m 39cm x 3m 12cm) Max

Double glazed leadlight windows to front and side, 2 radiators in covers, wood panelling to walls, coved ceiling, walk-in wardrobes with coved ceiling and lighting, power points.



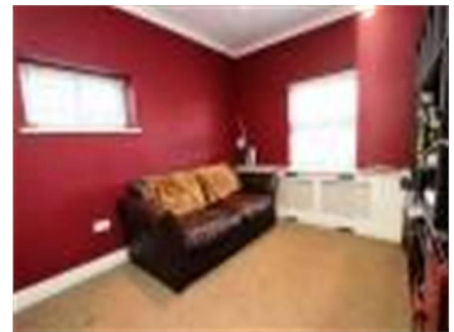
### **En-Suite** 8'5" by 6'4" (2m 57cm x 1m 93cm) Max

Obscure double glazed leadlight window to side, luxury suite comprises of free standing bath with wall mounted tap, wet room area with glazed partition and tiled walls, wash basin with floating vanity units with drawers beneath, low level w.c., tiled flooring, underfloor heating, chrome heated towel rail.



### **Bedroom 5** 10'6" by 9'5" (3m 20cm x 2m 87cm) Max

Double glazed leadlight windows to front and side, radiator and cover, built-in wardrobes, coved ceiling, downlights, power points.



### **First floor landing**

Doors to all rooms

#### *15'9" by 13'5" (4m 80cm x 4m 9cm) Max*

Double glazed leadlight windows to front and rear, radiator, built-in wardrobes, shelving, downlights, power points.

### **Bedroom 3** 13'7" by 11'11" (4m 14cm x 3m 63cm) Max

Double glazed leadlight windows to front, radiator, built-in wardrobes, shelving, access to eaves storage, downlights, power points.



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### Bedroom 4 11'7" by 9'5" (3m 53cm x 2m 87cm) Max

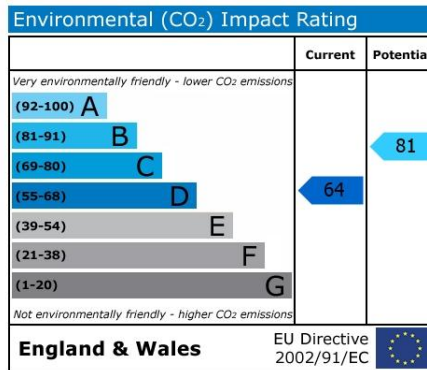
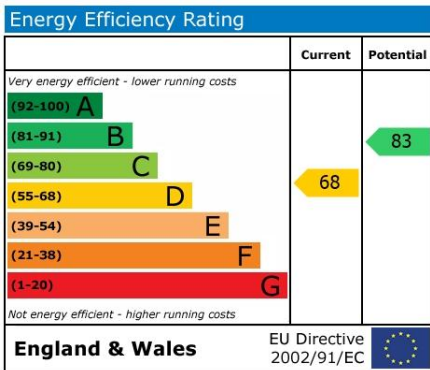
Double glazed leadlight windows to rear, radiator, built-in wardrobes, downlights, access to eaves storage and loft space, power points.

### Wet room 10'7" by 4'11" (3m 23cm x 1m 50cm) Max

Obscure double glazed windows to side, walk-in shower with glazed partition and tiled walls, wash basin vanity unit with drawer beneath, low level w.c., chrome heated towel rail, tiled floor, tiled walls, downlights.

### Rear garden

Decking area to rear and side leading to lawn area, tree, shrub and flower borders, large storage shed with double doors, additional decked area, gated side access, outside lights and outside tap.



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