



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2016



56 Somerville Gardens, Leigh On Sea, Essex, SS9 1DF Guide Price £850,000

A STUNNING HOME LOCATED IN THE HEART OF LEIGH ON SEA & WITHIN WALKING DISTANCE OF BOTH LEIGH ROAD & BROADWAY'S EXTENSIVE SHOPPING FACILITIES, THE BEACH & CHALKWELL RAILWAY STATION GIVING DIRECT ACCESS TO LONDON FENCHURCH STREET * This exception family home offers accommodation over 3 floors and boasts a spacious entrance hall, cloakroom, large lounge and a beautiful open plan 'Moylans' kitchen & family room with utility room, whilst there are 5 double bedrooms & 3 bathrooms over the first & second floors.

- Brand New 5 Bedroom Family Home
- Ground Floor Cloakroom & Utility Room
- Ample Parking for Numerous Cars
- Stunning Open Plan 'Moylans' Kitchen & Family Room
- Top Floor Master Suite with Dressing Room & En-Suite
- Four Further Double Bedrooms
- Second En-Suite & Family Bathroom with Inset Television
- Short Walk to the Beach front

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



To view this property call us today **01702 719777**

A STUNNING HOME LOCATED IN THE HEART OF LEIGH ON SEA & WITHIN WALKING DISTANCE OF BOTH LEIGH ROAD & BROADWAY'S EXTENSIVE SHOPPING FACILITIES, THE BEACH & CHALKWELL RAILWAY STATION GIVING DIRECT ACCESS TO LONDON FENCHURCH STREET * This exceptional family home offers accommodation over 3 floors and boasts a spacious entrance hall, cloakroom, large lounge and a beautiful open plan 'Moylans' kitchen & family room with utility room, whilst there are 5 double bedrooms & 3 bathrooms over the first & second floors.

FRONTAGE: Driveway for numerous vehicles, external lighting, access to rear garden.

ACCOMMODATION COMPRISES: The property is approached via solid wood door leading to:

ENTRANCE HALL: 18'3 x 8'5 > 4'4 Coved ceiling, double cupboard housing meters, stairs with inset lighting rising to first floor, alarm system, inset door mat, engineered oak flooring, power points.

GROUND FLOOR CLOAKROOM: 4'9 x 4'8 Double glazed sash window to side, Duravit sanitaryware including wall hung vanity wash basin, wall hung WC, touch sensitive mirror, tiled floor, part tiled walls.

LOUNGE: 19'1 (into bay) x 11'7 Double glazed sash bay windows to front, coved ceiling, ceiling rose, engineered oak flooring, power points.

OPEN PLAN KITCHEN & FAMILY ROOM: 28'5 x 16'1 Double glazed sash windows to rear, double glazed bi-folding doors to rear, coved ceiling, range of handle-less base, wall and island units designed by 'Moylans of Leigh' with soft close cabinetry and drawers, full range of Siemens appliances including integrated multi function Eco Clean oven/ integrated combi microwave oven/ integrated dishwasher/ fridge-freezer/ hob & extractor hood, Quartz worktops with stainless steel sink and 'Quooker' tap, storage cupboard, engineered oak flooring, power points.

UTILITY ROOM: 7' x 4'9 Double glazed sash window to side, roll edge worktops, plumbing for appliances, tiled floor, power points.

FIRST FLOOR LANDING: Coved ceiling, fitted carpet, power points.

BEDROOM TWO: 18'9 > 13' (into bay) x 11'9 Coved ceiling, double glazed sash windows to front bay, fitted carpet, radiator, power points.

EN-SUITE: 6'6 x 5'4 Fully tiled suite including shower cubicle, wall hung vanity wash basin, wall hung WC, feature inset wall, extractor fan.

BEDROOM THREE 12'6 x 11'9 Coved ceiling, double glazed sash windows to rear, fitted carpet, radiator, power points.

BEDROOM FOUR: 11'7 x 9'8 Coved ceiling, double glazed sash windows to front, fitted carpet, radiator, power points.

BEDROOM FIVE: 10'7 x 9'8 Coved ceiling, double glazed sash windows to rear, fitted carpet, radiator, power points.

FAMILY BATHROOM: 11'2 x 6'2 Double glazed sash windows to side, Grohe taps and fittings with Duravit sanitaryware including vanity unit wash basin, wall hung WC with soft close seating and dual flush, Grohe walk-in shower, bath with inset television, integrated heated towel rail.

SECOND FLOOR MASETR SUITE:

BEDROOM ONE: 21'9 (max) x 20'4 Double glazed sash window to rear, double glazed velux window to side, fitted carpet, radiator, power points.

EN-SUITE: 11'5 x 9'4 Double glazed velux window to front, Duravit sanitaryware including his & her vanity unit wash basins with touch sensitive mirror, wall hung WC, Grohe walk-in shower, integrated towel rail, fully tiled.

REAR GARDEN: Commences with raised paved decking area, mainly laid to lawn, outside tap, external power points, access to front.

PLEASE NOTE: * 10 Year BLP warranty.
* Smoke & carbon monoxide detection devices.
* Solid core timber laminate doors (some with clear glazed vision panels).
* Bespoke quality carpets to all bedrooms, stairs and landings.
* Central Satellite system with outlet in lounge.
* Cabling fitted for occupants AV installations.
* Telephone Connections - BT Master with power points to all bedrooms, lounge and kitchen.
* Full TV/Sky Plus multi wiring system.
* High Quality Plaster work by 'Locker & Riley'.

DISCLOSURE: In accordance with the 1979 Estate Agency Act we write to advise ALL PARTIES that the seller is connected to a director / employee of Essex Countryside.