



45 Woodlands Park

WOODLANDS
PARK

45 Woodlands Park Leigh on Sea Essex SS9 3TP

Home Estate Agents are privileged to offer for sale this newly and tastefully remodelled four bedroom detached family home situated on this highly sought after and desirable location in Leigh close to Belfair's woods and golf course. Standing on a generous plot therefore providing ample parking, landscaped rear garden whilst having three reception rooms plus open plan family kitchen & living area, two bedrooms having en-suites along with a luxury modern family bathroom.

The accommodation comprises: Entrance hall, cloakroom, lounge, garden room, dining room and luxury family living/kitchen area to the ground floor, with landing, four bedrooms the first two having Duravit en-suite shower rooms and luxury bathroom to the first floor with outside sweeping in and out driveway to the front giving access to garage/boot room and a 66' x 50' garden to the rear.

The property also benefits from wireless controlled central heating with underfloor heating to the master en-suite with external remote control facility along with double glazing & doors onto the rear garden. This superb property has been thoroughly modernised with an exacting eye to detail with generous accommodation throughout would suit many would be purchaser with close proximity to Belfair's woods and golf course along with schools



suiting and catering for all ages, viewing is highly recommended. The property is ideally placed for local shops and with Leigh's bustling Broadway with its shops, bars & restaurants & the Old Town with its quaint river frontage and mainline station with C2C services through to London all being with easy reach.

Accommodation Comprises:

Porch

Covered entrance porch with stone steps with led downlighters to:

Entrance

Replacement composite entrance door with opaque double glazed leadlight inserts to:

Hallway 17'2 x 8'3 >4'3

Modern boxed and grilled radiator, dogleg stairs rising to first floor landing, wall light points, coved cornicing, downlighters.

Karndean flooring. Understairs storage cupboard with lighting & push fit door.

Cloakroom

Modern suite, low level w.c. with sealed cistern, vanity wash hand basin with monobloc tap with cupboard below and tiled splash backs, radiator, coved cornicing, Karndean flooring.

Garden Lounge 13'4 x 12'11

Radiator, coved cornicing, ornate ceiling rose, double glazed bi-folding doors out onto the rear garden, carpet.

Formal Lounge 16' x 12'10

Feature fireplace with limestone surround and mantel with wood burning stove, radiator, coved cornicing, ornate ceiling rose, double glazed bay window to front, carpet.



cooler, dishwasher, contrasting eye level wall cabinets, modern column vertical radiator, downlighters. Double glazed bi-folding doors leading out to the rear garden. Modern sliding door to the garage/boot room. Modern part opaque glazed sliding doors with stainless steel fixings leading to:

Utility

Solid wood work surfaces with base and eye level wall cabinets, wall mounted gas boiler serving heating and hot water (not tested), downlighter.

Garage/Boot Room 17'7 x 12'3

Granite effect roll edge work surfaces, inset one and a quarter stainless steel sink with monobloc tap, base cupboards with pan drawers and matching eye level wall cabinets, washing machine. Up and over door.

First Floor

Landing 23'9 x 4'5

Radiator, large built-in double airing cupboard/ironing space with radiator, hanging rail, shelving, coved cornicing, access to loft, down lighters, double glazed window overlooking the rear garden, modern panelled doors with stainless steel furniture to:

Master Bedroom 19'11 > 12'8 x 11'9

Delightful dual aspect room with radiator, large walk-in wardrobe with automatic lighting, downlighters, coved cornicing, double glazed windows to both the front and rear.

En-Suite

Modern luxury suite, glazed shower cubicle, circular wash hand basin on marble top vanity unit with cupboard below and monobloc tap, low level w.c with concealed cistern, metro tiling to full wall height, extractor, downlighters, opaque double glazed



Dining Room 13'5 x 11'

Radiator, coved cornicing, ornate ceiling rose, double glazed windows to the front. Approached by twin modern glazed doors. carpet flooring.

Breakfast Room 12'5 x 9'5

Modern column vertical radiator, down lighters, double glazed door leading onto the rear garden, Karndean flooring. Door opening to:

Kitchen 17'2 x 11'1

Range of modern and tastefully finished units, comprising quartz work surfaces with inset sink with monobloc tap, range of base, drawer and cupboard units including pan drawers, centre island with both quartz & modern breakfast bar. Inset AEG induction hob with extractor canopy over, Bosch appliances include: built-in ovens one being a steam oven, integrated fridge/freezer, wine

window to the rear, downlighters operated by sensor lighting, underfloor heating.

Bedroom Two 18'1 x 11'1 > 8'4

Radiator, large double walk-in wardrobes with hanging space, wall light points, coved cornicing, downlighters, double glazed windows to the side and rear.

En-Suite

Modern white suite comprising of tiled and glazed shower cubicle, wash hand basin with monobloc tap on vanity unit, low level w.c with concealed cistern, metro tiling, splash backs, coved cornicing, downlighters, demister mirror.

Bedroom Three 11'8 x 8'6

Radiator, coved cornicing, double glazed window to the front.

Bedroom Four 12'9 x 11'9

Radiator, coved cornicing, double glazed window to the front.

Family Bathroom 8' x 6'5

Modern slipper bath with floor mounted monobloc with shower attachment, wash hand basin on marble top vanity unit with monobloc tap and soft closing doors below, low level w.c with concealed cistern, modern grey contrasting tiling with mosaic tiled inserts, chrome heated towel rail, demister mirror, down lighters, coved cornicing, opaque double glazed window to the rear.

Outside

Security lighting to both and rear with sensors and remote control.

Rear Garden

Measuring approximately 66' x 50', commencing with black/grey limestone paved patio with raised deck with stainless steel wired railings leading to extensive and well maintained lawn with attractive and abundant shrubs and trees, ornate garden pond with waterfall feature with running water, outside lights, tap, with power light & electric points, two garden sheds having power and lighting, greenhouse, pedestrian side access.

Front Garden

Enclosed wall with sweeping in and out driveway providing off street parking for numerous vehicles, shrubs & bushes access to garage/boot room







Guide Price: £1,000,000 Freehold

HOME - The Estate Agent of Leigh
 84 Broadway, Leigh on Sea, Essex SS9 1AE. Tel: 01702 480033

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			
		62	82
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			
		56	80
England & Wales		EU Directive 2002/91/EC	

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.