



24 Vernon Road

# 24 Vernon Road Leigh on Sea Essex SS9 2NG

\*\* Guide Price £1,250,000 - £1,350,000 \*\* Home Estate Agents are privileged with instructions to offer for sale this fabulous five bedroom detached family residence which has recently been vastly improved and extended to provide fabulous contemporary accommodation fitted throughout to an exceptionally high specification and standing in large beautifully landscaped gardens on the much sought after Marine estate.

The accommodation comprises; entrance hall, a well proportioned lounge, snug and a stunning open plan living/dining/kitchen which runs the full width of the property measuring 34 ft x 22 ft fitted with an extensive range of units, Siemens appliances, granite tops and an array of bi-fold doors opening on to an illuminated decked veranda ideal for entertaining. There is also a most useful utility room.

The first floor accommodation features a wonderful master bedroom suite with a high vaulted ceiling, a fabulous balcony, dressing room, en-suite bathroom with twin showers, a spa bath and integrated tv. There are four further bedrooms with the guest bedroom also incorporating an en suite shower room and there is a family bathroom.



The property further benefits from underfloor heating to the bathrooms and en-suites, the open plan living/kitchen and utility room. Powder coated aluminium doors have been fitted to the rear extension, CAT 5 wiring has been installed throughout and a Sonos sound system is included in designated areas.

Set in large attractively landscaped gardens on the highly desirable Marine Estate just off Marine Parade, falling within catchment of the well regarded West Leigh school and ideal for commuting to the city with Leigh station being within convenient walking distance. The fashionable Broadway with its wide array of restaurants, cafes and boutiques is also close by. Viewing of this very special home is highly recommended.

## Accommodation Comprises:

### Entrance Hall

Restored Parquet oak flooring, radiator, staircase rising to first floor, thermostat, alarm security control system.

### Cloakroom/WC

Low level wc, wash hand basin, radiator, porcelain tiled floor.

### Lounge 18'5" x 13'7"

A delightful well proportioned lounge with window to front, feature 'Morso' wood burner with tiled hearth and exposed beam above, radiator, tv point, twin panelled and glazed doors to kitchen.

### Snug 11'5" x 10'1"

Continuation of restored Parquet oak flooring, cast iron fireplace,





radiator, window to side, downlights, built in cloaks cupboard housing HDMI Matrix box for tv system (CAT 5 cabling) which enables 4 different tv sources and two Sonos zones in kitchen (all monitor audio speakers), built in bookshelves and cupboard, twin panelled and glazed doors to:

#### Open Plan Living/Dining/Kitchen 34'2" x 22'1" Max

An absolutely stunning room with two sets of bi-fold doors opening onto a decked sun terrace and the gardens ideal for entertaining. The kitchen area is fitted with an extensive range of contemporary high gloss units, large feature breakfast island with 'Star Galaxy' granite worktop and a full range of integrated 'Siemens' appliances including flex induction hob with retractable extractor, microwave oven, steam oven & twin ovens, heat drawer and storage drawer (all ovens and microwave are self cleaning), integrated 'Fisher & Paykel' dual dishwasher, continuation of 'Star Galaxy' granite worktop incorporating integrated sink with pillar



tap and 'Quooker' boiler tap, bespoke splashback. Two 'Sonos' zones and monitor audio speakers, porcelain tiled floor with underfloor heating throughout. The dining area sits adjacent to the bi-fold doors and opens onto the garden with a linear tall window. The sitting area also has bi-fold doors leading onto the decking, wiring for wall mounted tv. Array of LED downlights with dimmer controls and contemporary ceiling lights.

#### Utility Room 8'5" x 5'10"

High gloss units, wine cooler, 'Star Galaxy' worktop with inset sink and pillar tap, plumbing for washing machine, space for tumble dryer, continuation of porcelain tiled floor with underfloor heating, downlights, access to garage.

#### First Floor Landing

Access to loft space which we understand from the vendor has light, is boarded and houses the boiler (installed in 2015) and a hot water expansion tank..

#### Bedroom One 15'9" x 14'10"

A fabulous master bedroom suite with high vaulted ceiling and bifolding doors opening onto a large balcony. Led spotlights, two 'Sonos' zones, one for bedroom and one for balcony, engineered oak floor, column radiators, large velux rooflight window with rain sensors, dimmer light switch controls, wiring for wall mounted tv, 'Clement Browne' plantation shutters.

#### Balcony 15'6" x 7'7"

Decked balcony with glass and steel balustrade and views over the garden.

#### En-Suite Bathroom 9'10" x 5'10"

Large en-suite bathroom with spa bath, integrated tv above bath, double shower cubicle, wash hand basin, wc, cabinet with lighting

and shaver socket, underfloor heating, remote control velux rooflight window with rain sensor, ceiling speakers.

#### Dressing Room 11'6" x 6'3"

Dressing room with fitted units, wardrobes, drawers, continuation of engineered oak flooring, radiator, downlights.

#### Bedroom Two 14'1" x 11'6"

Fitted wardrobes, built in wardrobe, radiator, window to front.

#### En-Suite Shower Room 9' x 6'

Large en-suite shower room with shower cubicle, wash hand basin, wc, bathroom cabinet with light and shaver socket, vertical chrome heated towel rail/radiator, downlights, extractor, underfloor heating.

#### Bedroom Three 12'4" x 11'

Window overlooking the rear garden, radiator.

#### Bedroom Four 11'9" x 10'4"

Window to front, radiator, built in cupboard housing hot water tank.

#### Bedroom Five 7'8" x 7'4"

This room is presently used by the vendors as a study and incorporates fitted office furniture, desk, drawers, cupboards radiator, window to side.

#### Bathroom

Large family bathroom with bath, shower cubicle, wash hand basin, bathroom cabinet with light and shaver socket, contemporary vertical radiator, tiling to floor and walls, remote control velux roof light window with rain sensor.

#### Exterior

##### Rear Garden

The property has a very attractively landscaped rear garden measuring approximately 64ft in length x 44ft in width with a large decked verandah directly adjacent to the bi-fold doors ideal for entertaining with integrated led lighting. Predominantly laid to lawn, wide shrubby borders, outside tap, delightful pergola at the bottom of the garden, garden shed, summerhouse, gated access to side.

##### Garage 11'4" x 6'6"

This is predominantly used for storage with twin doors, power and light.

##### Front Garden

Approached from a walled front garden with generous off road parking and access to garage.







Guide Price: £1,250,000 Freehold

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