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today on 01268 777400*



## **Leigham Court Drive, Leigh-On-Sea Offers in the region of £775 000**

Aspire Estate Agents are delighted to present this superb, 4-bedroom, 3-storey semi-detached home in a fantastic location in Leigh-on-Sea. Just 11 years old, this property combines modern living with period design touches, offering an exceptional home with energy efficiency and style throughout. Situated close to Cliff Parade, Chalkwell Beach, local schools, Southend University Hospital, and Waitrose, this property provides both convenience and charm.

The property boasts outstanding kerb appeal, with a late Victorian-inspired façade, high apex roof, and period-style sills and surrounds. Upon entering through a spacious porch, you are welcomed into a broad entrance hall with two built-in double cupboards, tiled flooring with underfloor heating, and inset spotlights, leading to the ground floor accommodation.

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ENTRANCE HALL	6' 10" x 6' 2" (2.08m x 1.88m)
10' 5" x 6' 5" x 10' 2" (3.18m x 3.1m)	UPVC double glazed door to side and UPVC double glazed window to side. Range of fitted units to both base and eye level with work top incorporating inset sink with mixer tap. Space and plumbing for washing machine and space for tumble dryer. There are also fitted floor to ceiling cupboards to one wall, tiled flooring, inset
Double doors with glazed inset leading into a spacious entrance hall. Two built in double cupboards, tiled flooring, inset spot lights, power points, tiled flooring with under floor	
SNUG	FIRST FLOOR LANDING
12' 4" x 10' 2" (3.76m x 3.1m)	Stairs rising to second floor, inset spot lights, radiator, power points, built in
UPVC double glazed bay window to front with bespoke fitted shutters, power points, engineered oak flooring with under floor	MASTER BEDROOM
KITCHEN / DINING / LOUNGE AREA	12' 3" x 12' 10" (3.73m x 3.91m)
24' 6" x 21' 9" (7.47m x 6.63m)	UPVC double glazed windows to rear with fitted bespoke shutters, inset spot lights, power points, TV point. Opening
A stunning room with lots of natural light and an open plan kitchen, dining area and Lounge with vaulted ceiling in the lounge area and bi-fold doors opening to the rear and side aspects.	DRESSING AREA
Kitchen area: 14'1 x 9'1	With fitted wardrobes to two
UPVC double glazed window to side aspect, double glazed door leading to the rear garden. A bespoke fitted kitchen with an extensive range of fitted units to both base and eye level. Silestone worktops with matching upstands and incorporating a sink unit with mixer taps. An array of integrated Bosch appliances including a double oven, microwave, four ring induction hob with extractor canopy above, integrated dishwasher, fridge & freezer. A fitted island with further storage and a fitted wine cooler and breakfast bar. Inset spotlights, tiled flooring with under floor heating.	EN-SUITE
The dining & lounge area benefits from oak engineered flooring with under floor heating, wall lights points, power points, TV	8' 1" x 6' 1" (2.46m x 1.85m)
GROUND FLOOR CLOAKROOM	White suite comprising of low level WC, vanity sink unit with fitted units, granite work top and tiled splash backs, double shower cubicle with shower screen and rainfall shower system, chrome heated towel rail, tiled flooring, inset
5' 7" x 3' 5" (1.7m x 1.04m)	BEDROOM TWO
White oval counter top basin with high rise mixer tap and storage below, close couple WC, tiled flooring, inset spotlights, extractor	10' 1" x 10' 10" (3.07m x 3.3m)
UTILITY ROOM	UPVC double glazed window to front aspect with bespoke fitted shutters, radiator, power points, TV point, built in double
	BEDROOM THREE
	11' 8" x 8' 10" (3.56m x 2.69m)
	UPVC double glazed window to front aspect with bespoke fitted shutters, radiator, power points, TV
	BATHROOM SUITE

9' 9" x 7' (2.97m x 2.13m)

Obscure double glazed window to side aspect with bespoke fitted shutter. White suite comprising of a P Shaped bath with mixer taps and separate shower unit and shower screen. Vanity sink unit with mixer taps and cupboards below, low level WC, chrome heated towel rail, tiled flooring, part tiled walls, inset

#### SECOND FLOOR LANDING

Velux window to front, inset spot light. Large walk in cupboard housing wall mounted boiler and water cylinder. Ideal for

#### BEDROOM FOUR

19' 11" x 12' 1" > 14'1(6.07m x 3.68m)

UPVC double glazed window to side aspect with bespoke fitted shutters, velux window to rear, radiator, inset spot lights, power points, TV

#### ENSUITE SHOWER ROOM

6' 2" x 5' 8" (1.88m x 1.73m)

Velux window to rear. White suite comprising of vanity sink unit with double cupboard under, close couple WC, shower cubicle with rainfall shower system and shower screen, tiled flooring, part tiled walls, chrome heated towel

#### REAR GARDEN

An unoverlooked West facing rear garden that has been professionally landscaped and has an extensive natural stone patio. The area is planted with mature shrub borders together with an irrigation system, outside lights, outside tap. Access to

#### FRONT GARDEN

Blocked paved driveway providing off street parking. Outside power



GROUND FLOOR



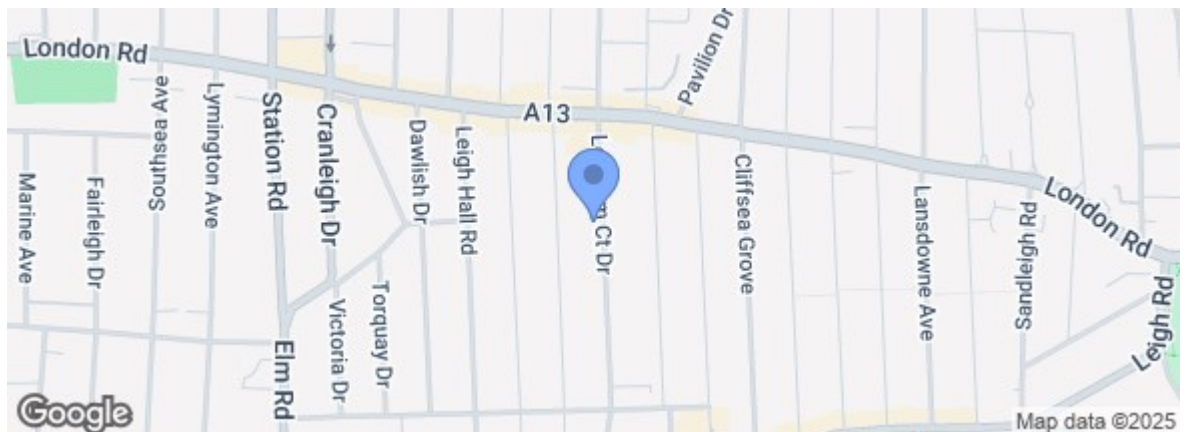
1ST FLOOR



2ND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			



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