



Bellhouse Road, Leigh-on-sea, Essex, SS9 5NL

4 bed detached house / **O.I.E.O.** £525,000 / t. 01702 555888







We welcome to the market this beautifully presented **four bedroom** detached family home situated in this popular turning within Eastwood, set nicely back from the road. Boasting good size lounge, stunning fitted kitchen/diner, conservatory and ground floor w.c together with two luxury bathroom suite's to the first floor including en-suite to master. Outside there is a private landscaped rear garden and ample off street parking to front.

Situated in this lovely neighbourhood within Eastwood, a short distance from local shops, amenities and local transport links whilst also having excellent local schools nearby, the property being with the Eastwood Academy school catchments. Don't miss out, call now to book your viewing!

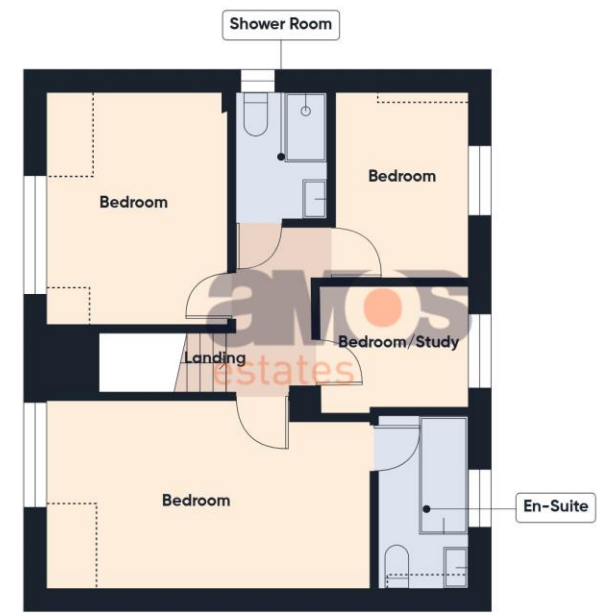
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Ground Floor



First Floor



**Approximate total area<sup>(1)</sup>**

1253 ft<sup>2</sup>  
116.6 m<sup>2</sup>

**Reduced headroom**

41 ft<sup>2</sup>  
3.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## Highlights

- \ **Beautifully Presented Four Bedroom Detached Family Home**
- \ **Good Size Lounge**
- \ **Conservatory**
- \ **Stunning Fitted Kitchen/Diner**
- \ **Ground Floor W.C**
- \ **En-Suite To Master**
- \ **Luxury Family Shower Room**
- \ **Private Landscaped Rear Garden**
- \ **Ample Off Street Parking**
- \ **Gas Central Heating Via Combination Boiler**
- \ **Upvc Double Glazed**
- \ **Storage Facility**
- \ **Popular Location**
- \ **Eastwood Academy School Catchment**
- \ **Close To Transport Links, Amenities & Shops**
- \ **EPC Rating - D**

Double glazed entrance door with obscure double glazed windows adjacent opening to:

### **Entrance Hall 15'4 x 5'9 \**

Laminate flooring, carpeted stairs with timber balustrade and glass inserts leading to first floor, radiator, smooth plastered ceiling, alarm keypad, thermostat control, doors to accommodation off.

### **Lounge 14'10 x 12'10 \**

UPVC obscure double glazed window to side with shutters to remain, laminate flooring, designer radiator, TV point, power points, smooth plastered and coved ceiling feature brick fireplace with timber surround housing a log burner, door leading to kitchen/diner, doorway to:

### **Conservatory 10'8 x 9'8 \**

UPVC double glazed windows to rear and side, UPVC double glazed French doors to side leading to rear garden, laminate flooring, power points, vertical radiator, smooth plastered ceiling with inset spotlights.

### **Kitchen/Diner 25'5 x 9'5 \**

A stunning fitted kitchen/diner comprising sink and drainer unit with chrome mixer tap, inset into a range of square edge work tops with high gloss cupboards and drawers beneath and matching eye level units, integrated dishwasher, integrated double length fridge, integrated Miele double ovens, inset Bosch four ring gas hob with extractor above, attractive splashbacks, under cupboard lighting, sensor lighting, cupboard housing combination boiler, UPVC double glazed leadlight bay window to front, tiled affect flooring, smooth plastered ceiling with inset spotlights, breakfast bar facility, power points, designer radiator, range of double glazed bi-folding doors to rear leading to rear garden.



The Madhouse







### **Lobby \**

Laminate flooring, cupboard housing gas meter, further storage cupboard doors leading to ground floor WC and storage facility.

### **Ground floor WC \**

Two piece suite comprising push button WC, wash basin with chrome mixer tap and tiled splash back, obscure double glazed window to side, inset spotlights, laminate flooring.

### **Storage Facility 8'10 x 8'9 \**

(formerly part of the garage which was converted to provide ground floor WC with the remainder left as storage). Space and plumbing for washing machine, power and light connected, wall mounted consumer unit and electric meter.

### **Landing \**

Continuation of fitted carpet, loft access hatch, smooth plastered ceiling with inset spotlights, thermostat control. Doors to accommodation off.

### **Bedroom One 16' x 9'9 \**

UPVC double glazed leadlight bay window to front, fitted carpet, power points, vertical radiator, smooth plastered ceiling, TV point, power points, fitted wardrobes, thermostat control. Door to en-suite.

### **En-Suite \**

Modern three piece suite comprising large, panelled bath with chrome controls and separate handheld attachment, push button WC, vanity wash basin with chrome controls and storage below, heated towel radiator, UPVC obscure double window to rear, wood affect flooring, smooth plastered ceiling with inset spotlights, extractor, half tiled walls.







### **Bedroom Two 11'10 x 9'4 \**

UPVC double glazed window to front, fitted carpet, radiator, power points, smooth plastered ceiling with inset spotlights.

### **Bedroom Three 9'9 x 6'9 \**

UPVC double glazed window to rear, fitted carpet, radiator, power points, smooth plastered ceiling.

### **Bedroom Four/Study 7'5 x 6'2 \**

UPVC double glazed window to rear, fitted carpet, radiator, power points, smooth plastered ceiling.

### **Shower Room \**

Luxury three piece suite comprising large shower cubicle with drench style shower head above and separate handheld attachment, push button WC, vanity wash basin with chrome mixer tap and storage below, heated towel radiator, tiled flooring, tiled walls, UPVC obscure double glazed window to side, extractor, smooth plastered ceiling with inset spotlights.



### **Rear Garden \**

A low maintenance landscaped and private rear garden with attractive patio's providing outside seating facilities with central established lawn, well stocked flowerbeds, fencing to borders, outside power points, large sideway providing access to front via timber gates.

### **Front Garden \**

Large block paved driveway providing ample off street parking with shared driveway adjacent, established lawn.







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