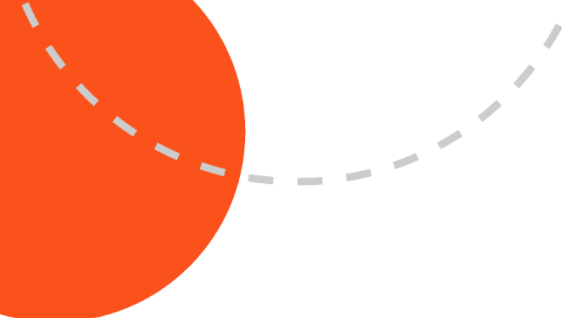




Cricketfield Grove, Leigh-On-Sea, Essex, SS9 3EJ
3/4 bedroom detached family home / Offers In Excess Of £650,000 / t. 01702 555888





Offering modern trends whilst retaining charm and character is this extended **three/four bedroom** detached family home which has been stylishly finished to the highest of standards. Boasting stunning family room open plan to kitchen, utility room, further reception room/ground floor bedroom, study, luxury ground floor shower room and coat room together with three generous size bedrooms and a bespoke four piece bathroom suite to the first floor. Outside there is a lovely west facing rear garden and ample off street parking to front.

Situated in this popular turning within the heart of Leigh-On-Sea, a short distance from London Road shopping facilities and Leigh Broadway with an array of shops, cafes and restaurants whilst also being within easy reach of both Chalkwell and Leigh mainline stations with direct routes into London Fenchurch Street. Excellent local schools can also be found nearby, the property being within the Darlinghurst Academy and Belfair's Academy school catchments. Viewings Advised.

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Ground Floor



First Floor



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estates

Approximate total area⁽¹⁾

1428 ft²

132.7 m²

Reduced headroom

12 ft²

1.1 m²

(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

- / Extended Three/Four Bedroom Detached Family Home
- / High Quality Finish Throughout
- / Spacious & Versatile Accommodation
- / Stunning Open Plan Family Room With Luxury Kitchen
- / Utility Room
- / Sitting Room/Ground Floor Bedroom
- / Study
- / Coat Room
- / Modern Ground Floor Shower Room
- / Three Generous Size Bedrooms To First Floor
- / Bespoke Four Piece Family Bathroom Suite
- / West Facing Rear Garden
- / Ample Off Street Parking
- / Darlinghurst Academy & Belfair's Academy School Catchments
- / Close To London Road & Leigh Broadway
- / Easy Reach Of Local Transport Links

Composite entrance door with UPVC obscure double glazed window adjacent opening to entrance hall.

**Entrance Hall 19' x 11'2 Maximum **

Laminate flooring, radiator, power points, feature panelled wall, understairs storage cupboard, UPVC double glazed window to front with shutters to remain, stairs with timber balustrade leading to first floor, smooth plastered ceiling, door to accommodation off.

**Family Room Incorporating Kitchen 22'11 x 19'7 **

Stunning open planned living areas incorporating a luxury fitted kitchen comprising double bowl sink with moulded drainer, mixer tap and hot tap inset into a range of quartz worktops with high gloss cupboards and drawers beneath and matching eye level units, space for Range style cooker with chimney style extractor above, space for American style fridge freezer, integrated dish washer, integrated wine chiller, integrated microwave, power points, USB charging points, breakfast bar facility, partly underfloor heating, smooth plastered ceiling with inset spotlights, roof lantern, radiator, range of aluminium bi-folding doors to rear elevation with remote controlled blinds leading to rear garden, door to utility room.

**Utility Room 8'7 x 7'9 **

Sink with moulded drainer inset into a range of quartz worktops with cupboards and drawers beneath and matching eye level units, space and plumbing for a washing machine, laminate flooring, smooth plastered ceiling, power points, UPVC double glazed window to side.

**Sitting Room/Ground Floor Bedroom 14'11 Into Bay x 12' **

UPVC double glazed square bay window to front with shutters to remain, fitted carpet, power points, smooth plastered and coved ceiling, obscure stained glass window to side, feature exposed brick fireplace with slate half housing log burner.



**Study 6'7 x 4'10 **

UPVC double glazed window to side, laminate flooring, radiator, power points, smooth plastered ceiling.

**Coat Room 8'7 x 3'6 **

Laminate flooring, smooth plastered ceiling, storage cupboard with shelving above.

**Ground Floor Shower Room 6'10 x 6'2 **

A modern three piece suite comprising large walk in shower with drench style shower above and separate handheld attachment with tiled surround, push button WC, wall hung wash basin with brushed brass mixer tap and storage below, tiled flooring, heated towel radiator, UPVC obscure double glazed window to side, extractor, smooth plastered ceiling.

**Landing **

Fitted carpet, smooth plastered ceiling, UPVC double glazed window to side with shutters, doors to accommodation off.

**Bedroom One 12' x 11'7 **

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

**Bedroom Two 14'6 x 9'1 **

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

**Bedroom Three 11'3 Plus Recess x 8'2 **

Fitted carpet, smooth plastered ceiling, Velux window, eaves storage, cupboard leading to loft space housing Worcester combination boiler.

**Bathroom 15'6 x 5'5 **

Bespoke four piece suite comprising large walk in shower with brushed brass drench style shower head above, separate handheld attachment and tiled surround, free standing bath with





brushed brass controls and handheld attachment, vanity wash basin with brushed brass mixer tap and storage below, push button WC, tiled flooring, heated towel radiator, smooth plastered ceiling with inset spotlights, extractor, UPVC obscure double glazed window to side.

**Rear Garden **

A lovely landscaped west facing rear garden commencing with large expanse of patio which continues to one side providing excellent outside seating facilities with attractive pergola, established lawn adjacent, well stocked flowerbeds, fencing to borders, timber shed to far rear, side access to front via timber gate.

**Front Garden **

Block paved driveway providing ample off street parking.



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