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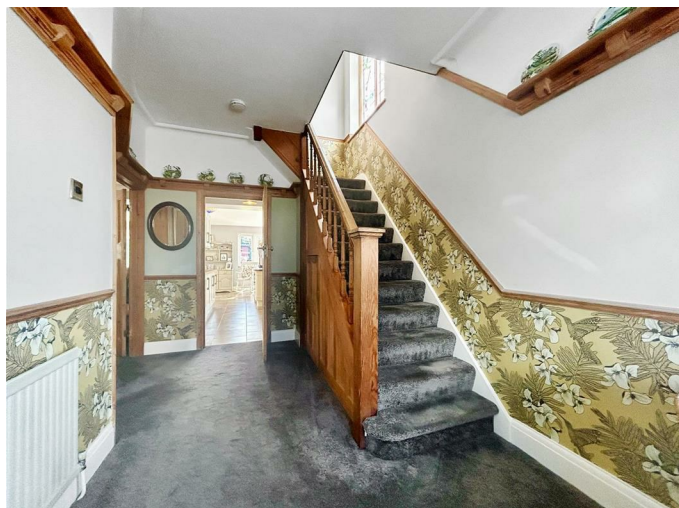
130 Bridgwater Drive, Westcliff-On-Sea, SS0 0DS

£575,000

Being situated on the sought after Somerset Estate is this spacious and beautifully appointed semi detached family house benefiting from a landscaped South backing garden approximately 65' in length and off street parking for three vehicles. There is a separate formal Lounge with the sitting/dining room opening to a well planned ground floor extension incorporating a further family living area and spacious modern kitchen with separate utility and wet room/wc. The first floor offers three bedrooms and a modern bathroom/wc. There is double glazing and gas central heating and an internal viewing is recommended to appreciate the size and the quality of fixtures and fittings throughout.

Composite front door with opaque leaded insets leading to:

Entrance hall 15'3 x 7'8 (4.65m x 2.34m)



Double glazed leadlight windows to front and side, stairs to first floor, under stairs storage/meter cupboard, carpeted, wallpapered walls to dado rail, the remainder being smooth plastered to coved ceiling, plate rail, BT point, radiator, doors off onto:

Lounge 15 to bay x 14;1 to alcove (4.57m to bay x 4.27m;0.30m to alcove)



Double glazed leadlight bay windows to front, carpeted, smooth plastered walls to coved ceiling, dado rail, plate rail, fire surround, radiators:

Sitting/dining room 13 x 12'9 to alcove (3.96m x 3.89m to alcove)



Carpeted, smooth plastered walls to coved ceiling, plate rail, feature fireplace with cast iron inset tiled hearth and wood surround, radiator, open plan to further family area and modern fitted kitchen

Kitchen/family room 26'3 x 22'6 max (8.00m x 6.86m max)



Tiled flooring with under floor heating, two double glazed double doors leading onto and overlooking rear garden, two Velux windows, kitchen fitted with ample cupboard and draw base units and eye level wall cupboards with solid wood work surfaces and ceramic tiled splash backs, ceramic sink unit with double bowl and mixer tap, built in four ring gas hob with extractor over, upright oven and grill, integrated dishwasher, integrated upright fridge/.freezer, door to:

Utility

Solid wood work surface, semi integrated washing machine with cupboard storage, tiled flooring, smooth plastered walls, extractor, boiler serving gas central heating and domestic hot water, opaque double glazed window to side:

Shower room/wc 6'9 x 5'6 (2.06m x 1.68m)

Tiled flooring and walls, closed coupled push button flush wc, wash hand basin with mixer tap, built in thermostatically controlled shower, extractor, opaque double glazed window to side:

First floor landing



Feature opaque coloured leadlight window to side, access to loft, smooth plastered walls, dado rail, doors off onto:

Bedroom One 15'5 to bay x 13'4 to alcove (4.70m to bay x 4.06m to alcove)



Carpeted, smooth plastered walls to coved ceiling picture rail, double glazes leadlight bay window to front, radiator:

Bedroom Two 13'5 x 12'8 (4.09m x 3.86m)



Carpeted, smooth plastered walls, picture rail, double glazed leadlight windows to rear, radiator, fireplace:

Bedroom Three 8'8 x 7'8 (2.64m x 2.34m)

Double glazed leadlight window to front and side, smooth plastered walls, picture rail, radiator:

Bathroom/wc 9'1 x 8'5 (2.77m x 2.57m)



Modern white suite comprising panelled bath with telephone mixer tap and shower attachment, closed coupled push button flush wc, pedestal wash hand basin, tiled flooring, tiled splash backs, built in cupboard, radiator, opaque double glazed leadlight windows to rear:

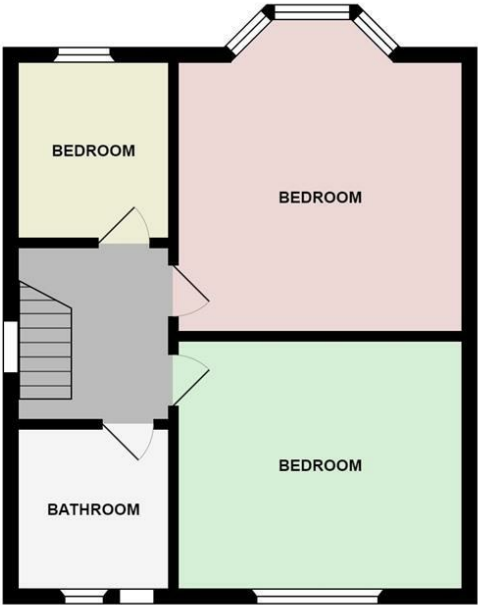
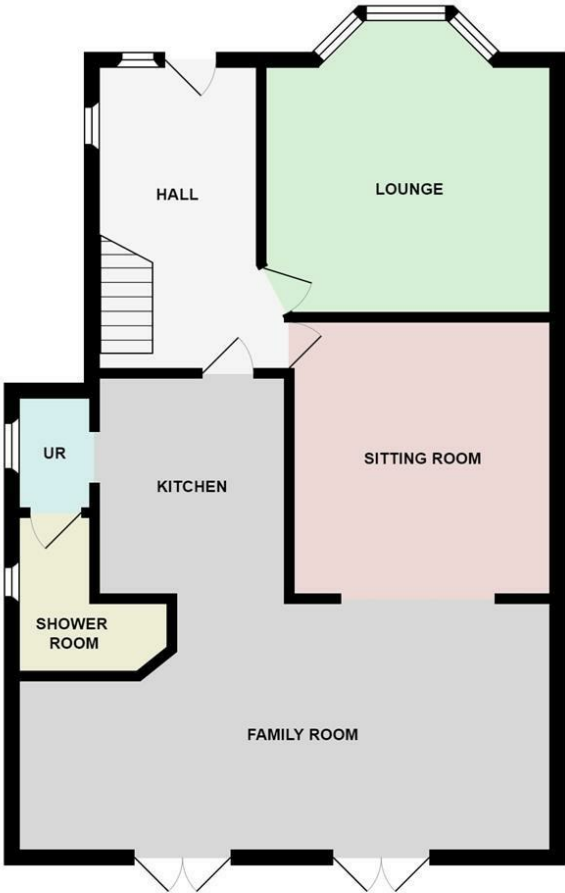
Externally



There is a beautifully maintained South backing rear garden approximately 65' in length commencing with a paved patio seating area to the immediate rear, the remainder being mainly laid to lawn with mature flower and shrub borders, large timber storage shed, outside cold water tap, fencing to

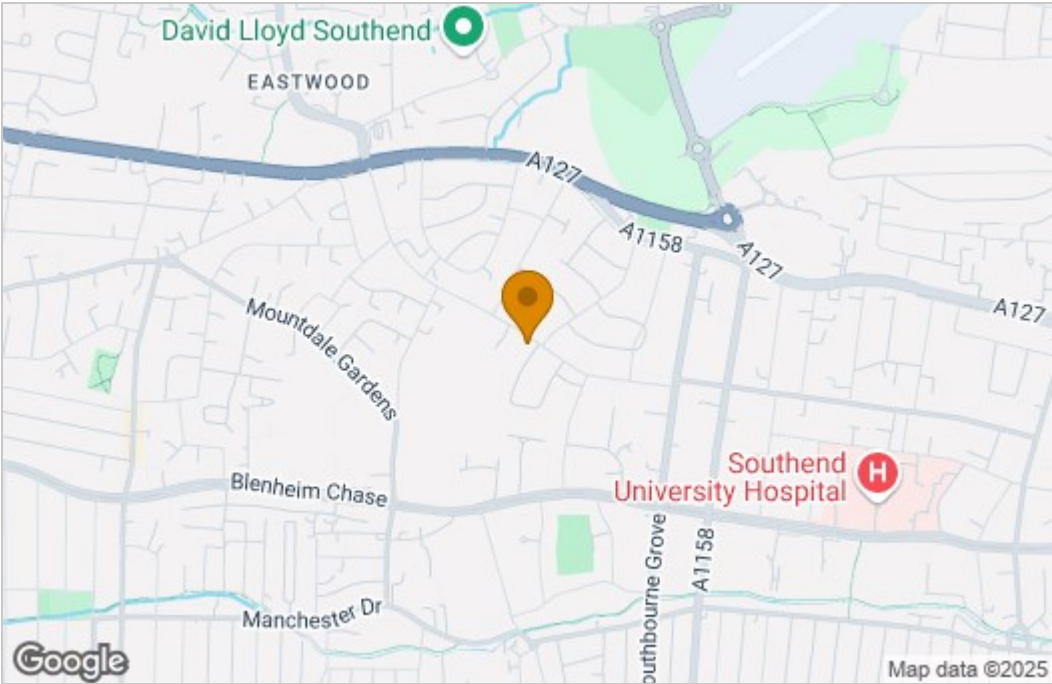
boundary's with side access to the front of the property which is mainly paved, providing off street parking for three vehicle, mature flower and shrub boundary's.

Floor Plan

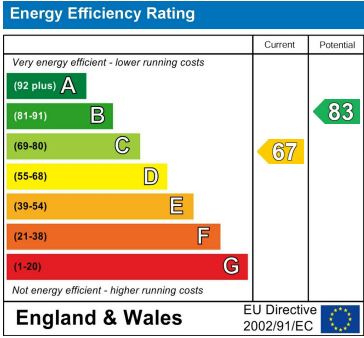


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Area Map



Energy Efficiency Graph



The agent has not tested any apparatus, equipment, fixtures, fittings, or services and so cannot verify that they are in working order or fit for the purpose. You should obtain verification from your Solicitor or Surveyor.