

SCOTT &  
STAPLETON

EASTWOOD RISE  
Leigh-On-Sea, SS9 5DE  
£1,500,000







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This truly superb property ticks every box with huge accommodation including 5 double bedrooms, 2 bathrooms, stunning entrance hall & galleried landing, 3 large reception rooms, approx. 400 sq ft kitchen/family room, utility, pantry & ground floor cloakroom.

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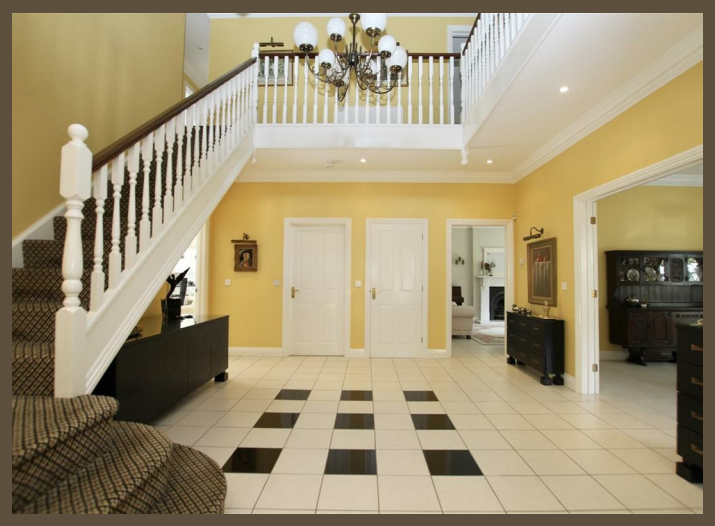
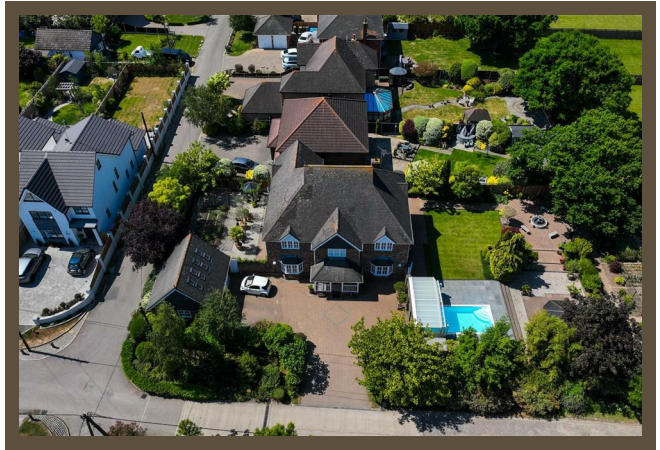
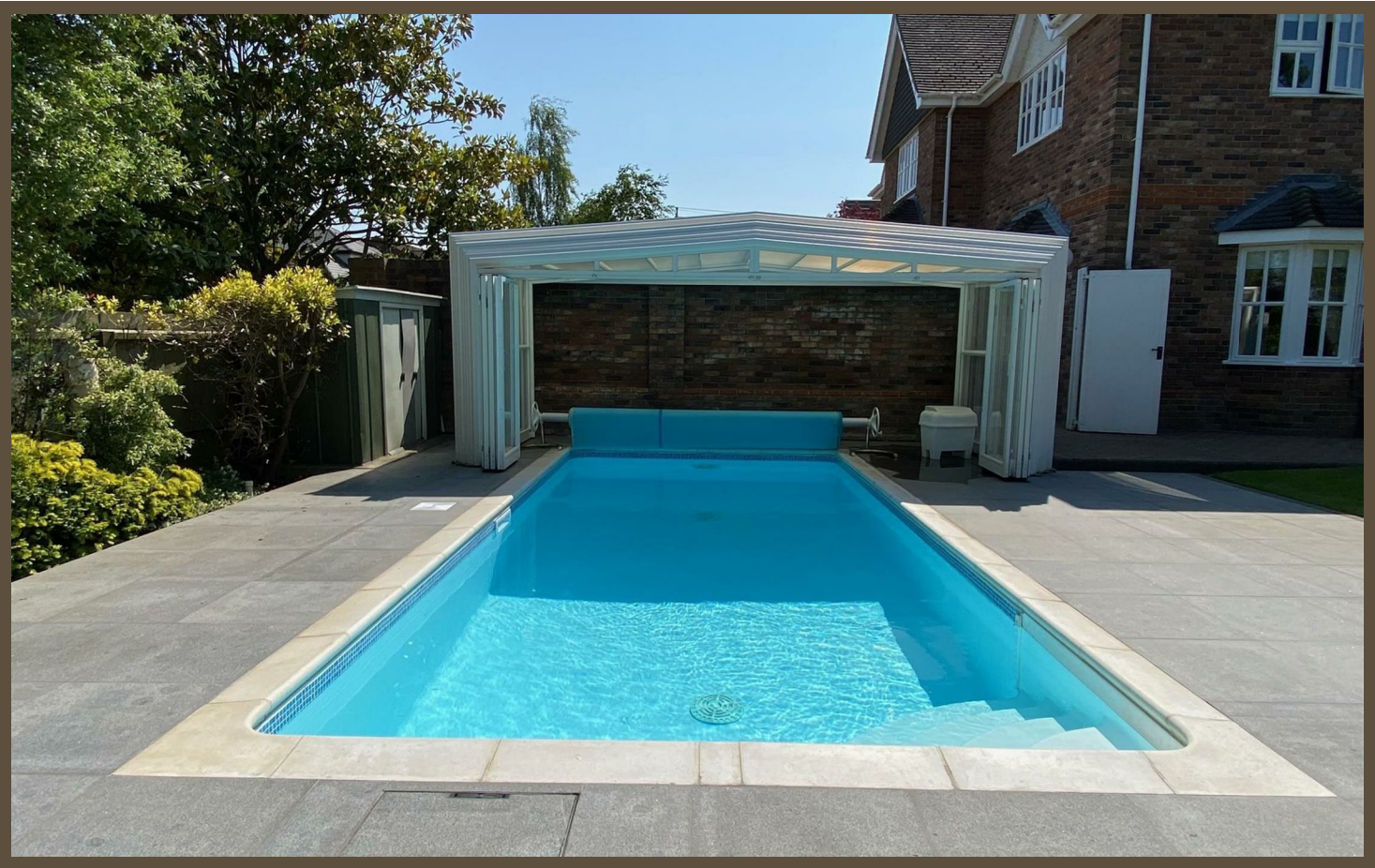
Externally there is a large block paved driveway providing ample off street parking leading to a large detached double garage with useful studio/home office above. There is a delightful secluded walled kitchen garden whilst the rear garden extends to approx. 200' x 100' with an indoor/outdoor heated swimming pool with retractable enclosure.

The gardens have been a labour of love for the present vendors with immaculate lawns, high yielding vegetable areas, and numerous flowers, shrubs and trees including a specimen vine & original oak.

Situated in a semi rural location overlooking open countryside towards Gusted Hall woods yet within a few minutes drive of all amenities including shops, schools & transport links.

Offered with no onward chain this is a great opportunity to purchase a true turn key family house that has everything a discerning buyer could possibly want. An early internal inspection is strongly advised.







## Accommodation comprises

Solid wooden entrance door with feature stained lead light insets leading to entrance hall.

## Entrance hall

5.61m x 4.60m (18'5 x 15'1)

Impressive double height entrance hall with galleried landing. Stairs to first floor, tiled floor, ornate cornice. ceiling spotlights, picture lights, two double radiators, large walk in cloaks cupboard.

## Ground floor cloakroom

2.36m x 1.42m (7'9 x 4'8)

White suite comprising of low level Wc & pedestal wash hand basin with mixer tap. Part tiled walls, tiled floor, heated towel rail, coved ceiling with ceiling spotlights.

## Lounge

5.77m x 4.50m (18'11 x 14'9)

Double glazed French doors with adjacent double glazed windows leading to rear garden. Feature marble fireplace with cast iron back, inset gas fire & marble hearth, tiled floor, coved ceiling with ceiling rose, two double radiators, six wall light points.

## Dining room

5.23m x 4.95m (17'2 x 16'3)

Bright double aspect room with double glazed bay windows to front & overlooking rear garden. Tiled floor, double radiator, coved ceiling with ceiling rose.

## Kitchen/family room

8.15m x 4.39m (26'9 x 14'5)

Double glazed French doors with adjacent double glazed windows on to Mediterranean garden, further double glazed windows to sides. Luxury range of base & eye level units with matching wine rack, dresser & display units. Integrated appliances including electric double oven, five ring induction hob, extractor fan, dishwasher & fridge. Granite worktops with inset one & a quarter bowl sink unit with mixer tap & drainer, tiled splashbacks, tiled floor, contemporary vertical radiator, coved ceiling, ceiling spotlights.

## Pantry

1.73m x 1.02m (5'8 x 3'4)

Shelved to two sides, tiled floor.

## Utility room

3.12m x 2.24m (10'3 x 7'4)

Part double glazed door on to rear garden. Luxury range of base & eye with integrated fridge/freezer & space for washing machine. Roll edge worktop with stainless steel sink unit with matching drainer & mixer tap, tiled splashbacks, tiled floor, wall mounted Worcester boiler (not tested), coved ceiling with ceiling spotlights, extractor fan.

## Sitting room

4.19m x 3.89m (13'9 x 12'9)

Double glazed bay window to front. Tiled floor, double radiator, two wall light points, coved ceiling with ceiling spotlights.

## Galleried landing

5.38m x 4.75m (17'8 x 15'7)

Fabulous galleried landing open to three sides. Double glazed window to front, two radiators, large walk in airing cupboard.

## Master bedroom suite

### Master bedroom

5.59m x 4.62m (18'4 x 15'2)

Double glazed window to rear overlooking garden and open countryside. Range of fitted wardrobes & dressing table, double radiator, coved ceiling with ceiling rose, five wall light points.

## Dressing room

3.48m x 2.54m (11'5 x 8'4)

Luxury range of fitted wardrobes to two walls with mirror fronts, coved ceiling with ceiling spotlights, loft access.

## En suite

2.51m x 1.93m (8'3 x 6'4)

Obscure double glazed window to rear. Luxury suite comprising of large walk in double shower cubicle with over sized shower head & glass screen, low level WC with concealed cistern & wash hand basin in vanity unit with mixer tap & cupboard below. Fully tiled floor & walls, heated towel rail, coved ceiling with ceiling spotlights, extractor fan.

## Bedroom 2

4.70m x 4.37m (15'5 x 14'4)

Double glazed window to rear overlooking garden and open countryside. Radiator, coved ceiling, five wall light points. (The vendors currently se this room as another reception room but it would originally have been a bedroom with en suite and the plumbing is still in place if required).

## Bedroom 3

4.19m x 3.43m (13'9 x 11'3)

Double glazed window to front. Range of fitted wardrobes with matching bedside cabinets, radiator, coved ceiling, four wall light points.

## Bedroom 4

4.42m x 2.97m (14'6 x 9'9)

Double glazed window to side. Range of fitted wardrobes, radiator, coved ceiling, four wall light points.

## Bedroom 5

3.10m x 2.31m (10'2 x 7'7)

Double glazed window to side. Radiator, coved ceiling, two wall light points.

## Family bathroom

3.15m x 2.51m (10'4 x 8'3)

Obscure double glazed window to side. Luxury white suite comprising of bath in tiled surround with mixer tap, shower attachment & glass screen, low level WC, bidet & 'his & hers' pedestal wash hand basins with mixer taps. Tiled floor & walls, heated towel rail, two wall light points, coved ceiling with ceiling spotlights, extractor fan.

## Detached double garage

5.89m x 5.89m (19'4 x 19'4)

Two up & over doors to front. Courtesy door & double glazed window to side. Power & light, internal door with stairs up to studio/home office.

## Studio/home office

5.59m x 3.48m (18'4 x 11'5)

Range of Velux style double glazed windows to rear. Laminate flooring, base level unit with stainless steel sink unit & matching drainer.

## Front gardens

The property is set well back from the private road with sweeping block paved driveway providing ample off street parking, covered porch leading to entrance door. gated side access, numerous mature trees & shrubs.

## Mediterranean kitchen garden

Secluded part walled garden of approx. 50' x 30' with access from kitchen/family room. Block paved patio area, remainder shingled with mature trees, shrubs & an impressive vine. Fruit cage, greenhouse, outside tap, lighting & power points, pedestrian, access to remainder of garden.

## Rear garden

Truly magnificent garden extending to approx. 200' x 100' in total lovingly tended by the current vendor. Large block paved patio, remainder laid to lawn with an abundance of stunning flowers, shrubs and trees including a mature Oak. Paddock to rear with separate vehicular access, of approx. 100' x 100' with large vegetable area with further lawns and open fencing overlooking paddocks & open countryside. Delightful summerhouse, further outbuilding with swimming pool equipment, outside tap, lighting & power points.

## Swimming pool

Super heated swimming pool of approx. 22' x 10' with steps to one corner. Paved surround. indoor/outdoor pool with glazed retractable enclosure.

## N.B

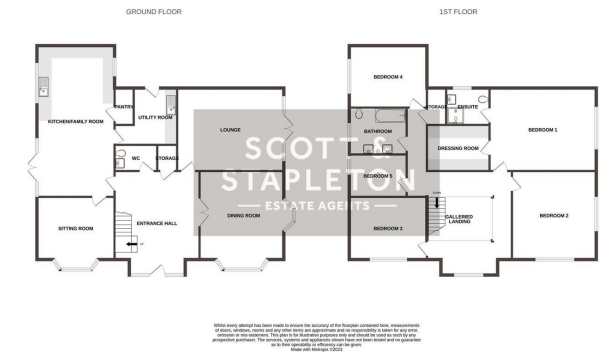
Approx. utility bill.

Water £30 per month

Sewerage £23 per month

Gas & Electric £207 per month combined

Council tax £285 per month, band G



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
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