

**DEDMAN
GRAY**

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33 Dundonald Drive, Leigh-On-Sea

Offers in excess of: **£650,000**



Impressive 4-bed semi-detached house in sought-after location near Leigh Broadway. Modern kitchen, 3 bathrooms, en suite, cloakroom. Landscaped west-facing garden with artificial lawn, patio, shed. Off-street parking, close to amenities for modern family living.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Semi detached house
- 4 Bedrooms
- Over three floors
- Kitchen/diner
- Cloakroom
- Three bathrooms
- Off street parking to front
- Close to Leigh Broadway
- Close to amenities

Entrance Hall

14' 7" x 5' 6" (4.45m x 1.68m)

A charming and inviting entrance hall approached via recessed porch and glazed front door with double glazed side screens. Turning staircase to first floor with storage cupboard below. Attractive Victorian style tiled floor with underfloor heating. Coved ceiling. Radiator. Doors to accommodation.

Cloakroom

This spacious cloakroom is fitted with a traditional luxury white suite comprising low flush WC. Pedestal wash basin. Half height wood panelling. Radiator. 'Karndean' wood effect flooring. Coved ceiling with recessed lighting.

Lounge 16' 0" x 10' 5" (4.88m x 3.18m)

Into wide double glazed square bay window to front. Picture rail. Coved ceiling. Radiator.

Kitchen/Dining Room 21' 6" x 16' 0" (6.55m x 4.88m)

Overall size. This wonderful 'L' shape contemporary living space enjoys a triple aspect with double glazed windows to side, double glazed oriel bay window overlooking the rear garden plus double glazed French double doors leading to the rear garden. The kitchen is fitted with a bespoke handmade range of cabinetry by 'Carrington Architectural Joiners' with traditional fronted units in a sumptuous royal blue colour. Extensive rolled edge marble work surfaces with inset sink unit with mixer tap. Range of cupboards and drawers below with corner carousel units. Built in 'Fisher and Paykel' twin drawer stainless steel dishwasher. Wide recess for range cooker with extractor canopy above. Recess for American double fridge/freezer. Further matching rolled edge marble work surfaces with concealed space below for washing machine and tumble dryer. Matching full height larder cupboards to either side. Space for dining table. 'Karndean' wood effect flooring. Coved ceiling with recessed (truncated)

First Floor Landing 16' 2" x 7' 3" (4.93m x 2.21m)

Coved ceiling with recessed lighting. Radiator. Stairs leading to the second floor, Double built in airing cupboard housing modern gas fired combination central heating boiler with a pressurised water feed. Doors to;

Bedroom 2 16' 0" x 10' 3" (4.88m x 3.12m)

Into wide double glazed square bay window to front. A lovely principle bedroom suite. Radiator. Door to;

En Suite Shower Room Fitted with a traditional luxury white suite with beautiful marble tiled walls and floor. Large shower with rainwater shower head and further shower attachment. Designer circular wash basin with mixer font. Low flush WC. Illuminated display niche. Chrome heated towel rail. Recessed ceiling lighting. Extractor fan.





Bedroom 3 11' 2" x 8' 5" (3.40m x 2.57m)

Double glazed window overlooking the rear garden. Radiator. This room is currently being used as a dressing room with an excellent range of built in storage solutions.

Bedroom 4 9' 4" x 8' 9" (2.84m x 2.67m)

Double glazed window overlooking the rear garden. Radiator. Picture rail, coved [ceiling](#).

Family Bathroom/WC

This stunning bathroom has been newly fitted with a traditional luxury white suite with attractive tiled walls and floor. Oval shape double ended panelled bath with bath filler and retractable shower. Separate corner shower with rainwater shower head. Vanity unit with oval shape basin and mixer font. Storage below. Low flush WC. Recessed ceiling lighting. Chrome heated towel rail. Double glazed window to front.

Stairs to second floor / study area 7' 2" x 5' 9" (2.18m x 1.75m)

Skylight to front, smooth plastered ceiling with down lighters, bespoke study area and door leading to

Master Bedroom 18' 5" x 8' 7" (5.61m x 2.62m)

Narrow to 8'4 Double glazed window to the rear and sky light to the front, smooth plastered ceiling with down lighters and door to:

En-Suite Shower Room

Obscure double glazed window to rear, shower cubicle with rainfall shower over, low flush WC, vanity wash hand basin with mixer taps, smooth plastered ceiling with down lighters.

Rear Garden

The property benefits from a good size west backing rear garden which has been beautifully landscaped with easy maintenance in mind, laid to artificial lawn. Extensive natural wood decking area plus resin bonded patio areas and path. Timber garden shed. Maturing trees and shrubs including a wonderful mature olive tree. External power points. Wall mounted patio heater. Cold water tap. Side entrance.

Off street parking for one vehicle

Driveway parking. Block work driveway parking to the front of the property.





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