

# bear

*Estate Agents*



\* £850,000- £900,000 \* EXCEPTIONAL FAMILY HOME THAT HAS BEEN CLEVERLY EXTENDED \* IMPRESSIVE KITCHEN FAMILY ROOM WITH SEPARATE UTILITY \* FURTHER TWO RECEPTION ROOMS \* A stunning house that has the advantages of a fantastic kitchen family room with a center island, a formal bay fronted front lounge, and a sizeable play/dining room. The property also offers an en-suite, a separate utility room and a downstairs WC. Externally, there is a beautiful spacious rear garden, and outbuilding/office with power and light, plus an attached garage and driveway for several vehicles. Located in the green and ever popular 'Daws Heath' area, this superb house is walking distance to Hadleigh High Street and the woods, whilst also offering convenient access to the A13 and A127.

- Imposing detached family house
- Driveway for several vehicles and attached garage
- Stunning kitchen family room to rear with separate utility
- Further two reception rooms
- En-suite shower room, family bathroom and downstairs WC
- Large rear garden with purpose built office with storage area
- Traditional features with modern finish throughout
- Moments from woodland walks
- Walking distance to Hadleigh High Street
- No onward chain

## Wyburn Road

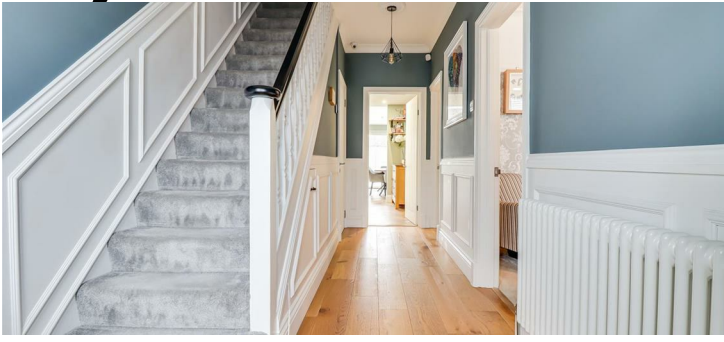
Daws Heath

**£850,000**

Price Guide



# Wyburn Road



## Frontage

Paved driveway creating parking for several vehicles, power for electric charging, access to the garage, side access to the rear garden, access to:

## Hallway

16'5" x 7'1"

Smooth coved ceiling with two ceiling roses and pendant lights, carpeted stairs to the first floor with understairs storage, composite entrance door to the front with an obscured double glazed window, wood paneled walls, traditional style radiator, oak flooring, door to:

## Front Lounge

15'3" x 12'10"

Smooth coved ceiling with a pendant light, picture rail, double glazed bay windows to the front, feature fireplace with a brick surround and a granite hearth, radiator, and carpet.

## Play/Dining Room

13'2" x 13'0"

Smooth coved ceiling with a pendant light, double glazed window to the side, picture rail, feature fireplace opening with a tiled hearth, radiator, laminate flooring, sliding double doors to:

## Kitchen Family Room

30'4" > 15'3" x 23'4"

Four Velux double glazed windows to the rear with fitted blinds, double glazed windows to the side, aluminium bi-folding doors to the rear opening out to the garden, two floor to ceiling double glazed windows to the rear overlooking the garden, smooth ceiling with inset spotlighting. Kitchen comprising; traditional shaker style kitchen units with quartz worktops, center island with breakfast bar, 1.5 inset sink with draining grooves, five ring induction Neff hob with an extractor fan above, quartz splashback, 600 wine cooler, integrated Miele Nespresso coffee machine, two AEG integrated ovens, AEG combination microwave/oven, integrated dishwasher, space for American fridge freezer, pan drawers, corner cupboards and top boxes, herringbone effect Kardean flooring, floor to ceiling media unit including shelving and base level units, two vertical radiators and a low-level radiator, aircon heating system.

## Utility Room

10'5" x 5'2"

Smooth ceiling with inset spotlighting, obscured UPVC double glazed door to the side leading out to the garden, shaker style wall and base level units with a roll edge laminate worktop, sink and drainer with a mixer tap, space for a washing machine and tumble dryer, radiator, herringbone effect Kardean flooring.

## Downstairs W/C

7'4" x 2'8"

Low-level w/c, vanity unit corner wash basin, traditional style electric towel rail radiator, wood paneled walls, oak flooring.

## First Floor Landing

8'11" x 7'0"

Smooth coved ceiling with a ceiling rose, loft hatch, wood paneled walls, and carpet.

## Bedroom One

15'3" x 11'7"

Smooth coved ceiling with a ceiling rose and pendant light, picture rail, double glazed bay windows to the front, floor to ceiling fitted wardrobes, radiator, carpet, and aircon heater unit.

## Bedroom Two

15'10" x 9'8"

Smooth coved ceiling with a ceiling rose, double glazed windows to the front and side, radiator, wood paneled walls, and carpet, aircon heater unit, door to:

## En-Suite Shower Room

8'5" x 3'2"

Double glazed Velux window to the rear with a fitted blind, walk in shower with rainfall head, vanity unit wash basin, low level w/c, access to eaves storage, tiled walls, and tiled flooring.

## Bedroom Three

13'1" x 12'10"

Double glazed windows to the rear and side, smooth coved ceiling with a ceiling rose and picture rails, radiator, and carpet.

## Bedroom Four

8'5" x 7'1"

Smooth ceiling with a pendant light, aircon heater unit, double glazed windows to the front, radiator, and carpet.

## Family Bathroom

9'6" x 7'1"

Smooth ceiling with inset spotlighting, obscured double glazed windows to the rear and side, extractor fan, roll edge bath with a free standing tap and shower attachment, vanity unit wash basin with tiled splashbacks, low level w/c, large corner shower with a rainfall head, laminate flooring, chrome heated towel rail (dual- electric and plumbed).

## Rear Garden

Commences with a patio area with the remainder laid to lawn, artificial lawned area to the very rear, outside tap, outside lighting, side access to the front drive, access to:

## Purpose Built Office with Attached Storage Area

13'4" x 9'6"

Smooth ceiling with inset spotlighting, double glazed windows to the side, UPVC double glazed bi-folding doors to the front, fuse board, aircon heater unit, and laminate flooring. Shed storage built behind office with upvc double glazed door and lighting.

## Attached Garage

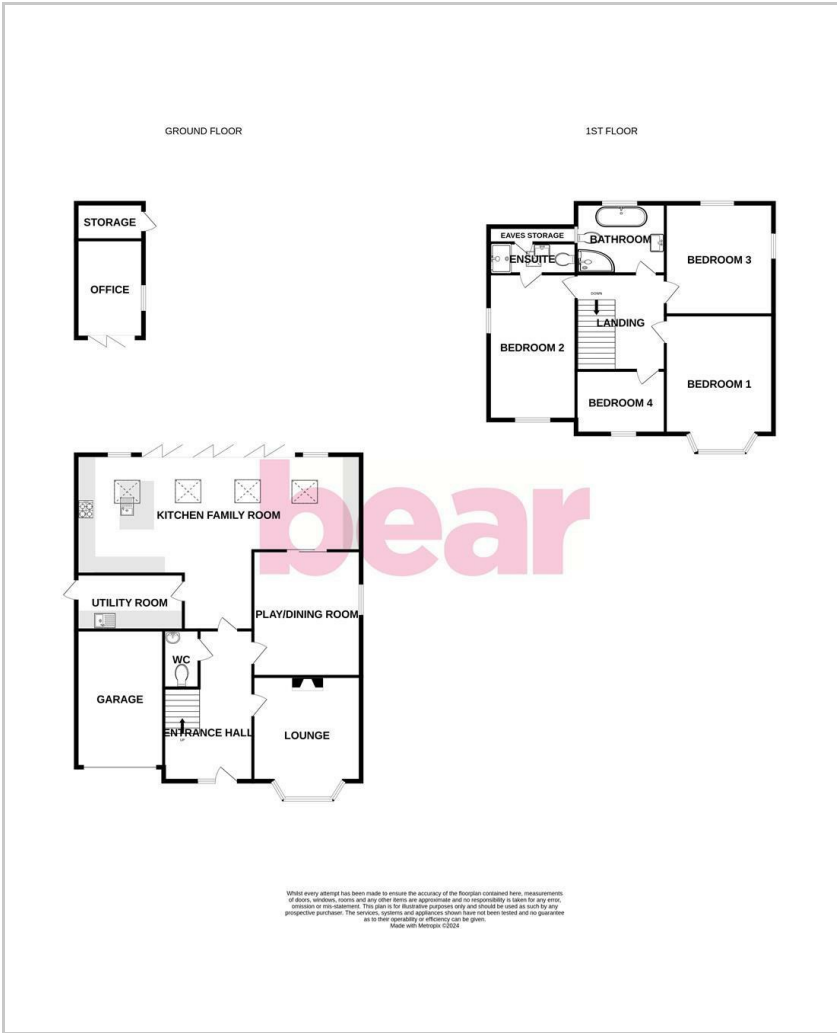
Electric roller shutter door to front, power and light. Built in shelving/racks to side walls, upvc double glazed window to side.

## Agents Notes:

The house has been greatly extended and also has the advantage of a new roof which was done early 2023.



# Floor Plan



## Area Map



## Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

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1336 London Road, Leigh-on-Sea, Essex, SS9 2UH

Office: 01702 887 496 [los@bearestateagents.co.uk](mailto:los@bearestateagents.co.uk) <http://www.bearestateagents.co.uk/>

## Energy Efficiency Graph

