



\* £685,000 - £715,000 \* NESTLED WITHIN A PRIVATE DEVELOPMENT \* EXCEPTIONALLY ECO FRIENDLY HOME WITH LOW RUNNING COSTS \* TWO ALLOCATED PARKING SPACES AS WELL AS VISITOR PARKING \* FOUR DOUBLE BEDROOMS \* A beautifully constructed modern house that sits on an unoverlooked West backing plot and boasting a contemporary kitchen breakfast room with a separate utility, a downstairs WC and an en-suite to the master bedroom. This home has an exceptional finish throughout and offers bright, spacious and energy-efficient accommodation. On the doorstep to Belfairs Woods and Golf Course, this property is also within the West Leigh and Belfairs Academy catchments whilst also being within walking distance to Leigh Station, Broadway and Old Town.

- Energy efficient home with four double bedrooms
- Lounge diner to rear
- Award winning development
- Stunning family bathroom and a downstairs WC
- West Leigh School and Belfairs Academy catchments
- Underfloor heating throughout
- Contemporary kitchen breakfast room with separate utility room
- Master bedroom with en-suite shower room
- West backing rear garden
- Walking distance to Leigh Broadway and Leigh Station

## Greencourt

Leigh-on-Sea

**£685,000**

Price Guide



# Greencourt



## Frontage

Allocated parking for two vehicles to the front, side access to garden, paved front garden area with a retaining wall, door to:

## Hallway

15'3" x 4'6"

Smooth ceiling with smoke alarm, carpeted stairs to the first floor, large composite entrance door with a coconut floor mat with the remainder of the floor engineered oak, large understairs cupboard housing the utility meters, door to:

## Downstairs WC

6'9" x 2'9"

Smooth ceiling with inset spotlighting, extractor fan, low-level WC, vanity wash basin, tiled splashback, engineered oak flooring.

## Kitchen/Breakfast Room

15'3" x 8'11"

Smooth ceiling with inset spotlighting, floor-to-ceiling double-glazed windows to the front aspect, double doors leading to the lounge/diner, modern white gloss kitchen comprising; wall and base level units, square edge wooden worktop, ceramic sink and drainer with mixer tap, breakfast bar area, built-in shelving, built-in AEG oven and grill, built-in AEG four ring induction hob with an extractor fan above, integrated fridge/freezer on a 70/30 split, pull out larder, integrated dishwasher, cupboard housing wall mounted Ideal logic combination boiler, tiled splashbacks, tiled floor.

## Utility Room

10'0" x 6'10" max

Smooth ceiling with a pendant light, double glazed window to the front aspect, modern white gloss kitchen units both wall mounted and base level, stainless steel sink and drainer, square edge wooden worktops, space for washing machine, space for tumble dryer, space for an extra freezer, engineered oak flooring.

## Lounge/Diner

21'9" > 11'10" x 16'4"

Smooth ceiling with three pendant lights, floor-to-ceiling patio doors to the rear leading to the garden, floor-to-ceiling double-glazed windows to the side aspect, engineered oak flooring.

## First Floor Landing

Smooth ceiling, smoke alarm, carpet, doors to all rooms.

## Bedroom One

18'11" > 12'7" x 11'9" max

Double glazed windows to the rear aspect, smooth ceiling with a pendant light, full range of floor-to-ceiling fitted wardrobes, carpet, door to:

## En-Suite Shower Room

6'10" x 6'5"

Smooth ceiling with inset spotlighting, extractor fan, double walk-in shower, low-level WC, inset wash basin, tiled splashbacks, wall-mounted mirror, tiled floor.

## Bedroom Two

13'7" max x 11'10"

Double glazed window to the front aspect, smooth ceiling with pendant light, carpet.

## Bedroom Three

12'11" > 10'9" x 11'1" max

Double glazed windows to the rear aspect overlooking the garden, smooth ceiling with pendant light, floor-to-ceiling fitted wardrobe, carpet.

## Bedroom Four (currently used as office)

11'1" > 9'4" x 8'3"

Double glazed windows to the front aspect, full range of fitted office furniture including; display cabinet, drawers, corner desk and shelving, matching bookcase, smooth ceiling with a pendant light, carpet.

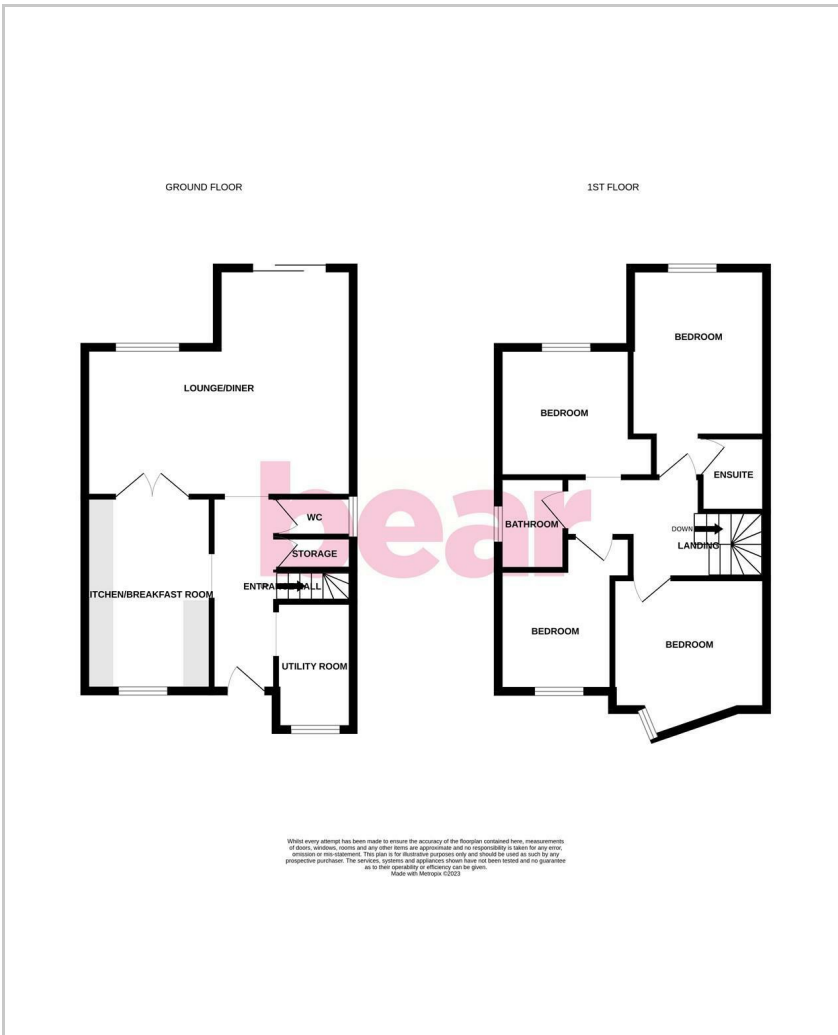
## Family Bathroom

6'11" x 6'4" max

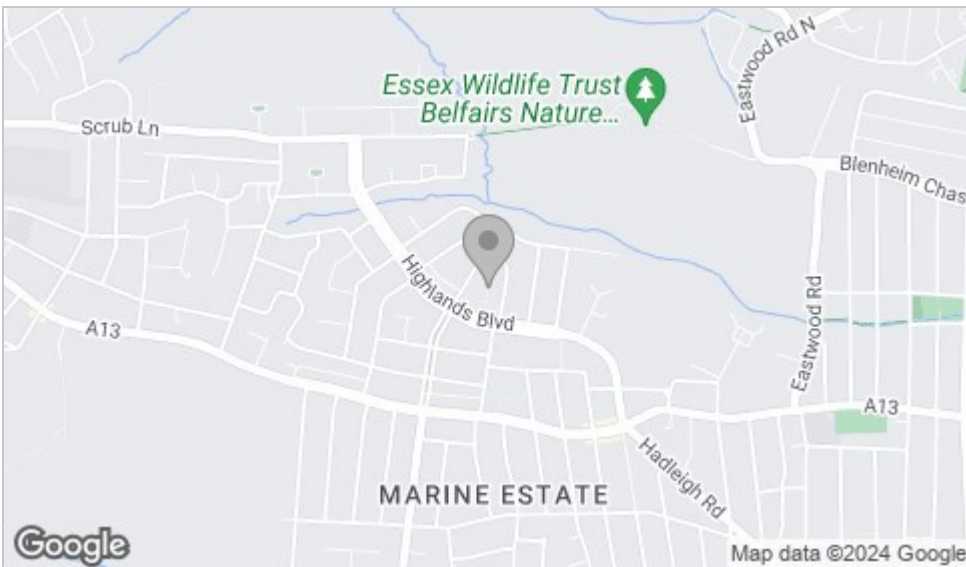
Smooth ceiling with inset spotlighting, extractor fan, built-in shelving, tiled bath with a rainfall shower head, double inset wash basin, a wall-hung WC, part tiled walls, tiled floor.



# 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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# Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>86</b>	<b>87</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>		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		