



* £350,000- £380,000 * This delightful house offers a perfect blend of modern comfort and family-friendly living. Step inside to discover two inviting reception rooms, ideal for entertaining guests or simply unwinding after a long day. With three good size bedrooms, there's ample space for the whole family to relax and recharge. The heart of this home is undoubtedly the stunning fully fitted kitchen breakfast room, seamlessly flowing into a bright conservatory where you can enjoy your morning coffee while basking in the sunlight. The property boasts a generously sized bay fronted lounge diner, perfect for cosy evenings with loved ones. The fully tiled three-piece family bathroom adds a touch of luxury to everyday living. One of the highlights of this house is its unoverlooked rear, offering picturesque views over the allotment, ensuring privacy and tranquillity. Outside, the property impresses with a driveway accommodating two large vehicles, making parking a breeze. The landscaped rear garden is a true gem, featuring an artificial lawn and a raised composite decking area, ideal for hosting gatherings or simply soaking up the sun. Don't miss the opportunity to make this house your home and enjoy the best of family living in this wonderful location.

- Modern three bedroom family home
- Beautiful landscaped rear garden that backed onto an allotment
- Driveway for two large vehicles
- Stunning fully fitted kitchen with breakfast bar
- Additional conservatory, which can be used as a dining area
- Generously sized lounge diner
- Three piece fully tiled bathroom
- Walking distance to Leigh Broadway, Chalkwell Station and Blenheim Park
- Short walk to Westcliff Grammar School for Boys and Girls and Southend Hospital
- Chalkwell Beach and Park within walking distance

Norfolk Avenue

Leigh-on-Sea

£350,000

Price Guide



Norfolk Avenue



Frontage

Creates parking for two large vehicles, shingles path leading to:

Entrance Porch

5'7" x 2'7"

UPVC double glazed entrance door to the front, double glazed window to the front and side, laminate flooring, UPVC double glazed door to:

Lounge/Diner

18'9" x 14'6" into the bay > 10'1"

Smooth coved ceiling, double glazed bay windows to the front, carpeted stairs to the first floor, chimney breast feature with shelving, radiator, laminate flooring, door to:

Inner Hallway

5'2" x 2'11"

Smooth ceiling, door to a large storage cupboard, laminate flooring, door to:

Downstairs Bathroom

7'7" x 5'6"

Smooth ceiling, obscured double glazed windows to the rear, modern three piece suite comprising of; panelled bath with a shower over, vanity unit wash basin, low level w/c, fully tiled walls, tiled floor, chrome heated towel rail.

Kitchen Breakfast Room

11'11" x 10'8"

Smooth ceiling, double glazed, windows to the rear, modern gloss kitchen comprising of; wall and base level units with a square edge laminate worktop, space for a range cooker with an extractor fan above and a glass splashback, sink and drainer with a chrome mixer tap, integrated dishwasher, space for an American style fridge freezer, space for a washing machine, breakfast bar area, fully tiled floor, radiator, UPVC double glazed door to the rear leading to the conservatory.

Conservatory

9'5" x 9'2"

Double glazed windows to the sides and rear, double glazed French doors to the rear leading out to the garden, electric heater, laminate flooring.

First Floor Landing

Smooth ceiling with loft access with built in loft ladders, double glazed windows to the front, carpet, doors to all rooms.

Bedroom One

14'7" into the bay x 12'2"

Smooth coved ceiling, double glazed bay windows to the front, radiator, carpet.

Bedroom Two

12'1" x 8'9"

Smooth coved ceiling, double glazed window to the rear overlooking the garden, radiator, carpet, built in storage cupboard housing a combination boiler.

Bedroom Three

8'9" x 6'3"

Smooth coved ceiling, double glazed windows to the rear, radiator, carpet.

West Facing Rear Garden

Commences with a raised composite decking area with the remainder artificial lawn with attractive silicone rendered raised flower bed borders, shingled water feature, gate to the very rear giving access back to the front road, outside tap, outside lighting. PLEASE NOTE; All of the back of the house has been silicone rendered with new fascia's and soffits.

Agents Note:

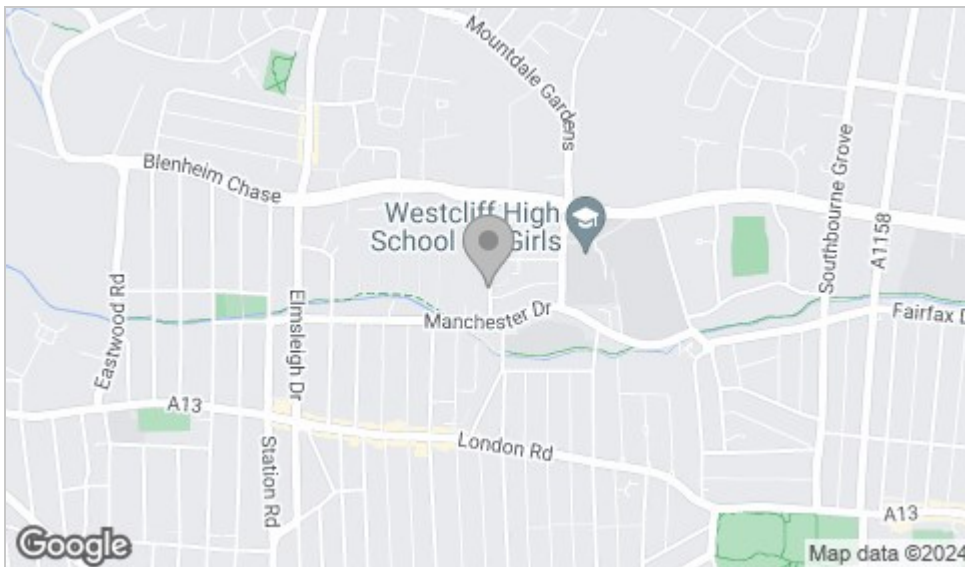
The outbuilding is not included in the sale of the property.



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	