



* £375,000- £400,000 * SHOW HOME STANDARD * ALL DOUBLE BEDROOMS * KITCHEN BREAKFAST ROOM WITH SEPARATE UTILITY ROOM * LARGE LOUNGE DINER * DOWNSTAIRS WC * MASTER BED WITH DRESSING AREA * OUTBUILDING WITH POWER AND LIGHT * This exquisite 3-bedroom terraced house epitomises luxury and functionality. From the moment you step inside, you are welcomed by a blend of modern sophistication and timeless charm. The house features a bespoke kitchen with quartz worktops, underfloor heating, and high-end appliances, making it perfect for both everyday living and entertaining. The living room exudes character, enhanced by plantation shutters and a working open fireplace, while the entire home benefits from thoughtful touches like Amtico flooring and remote-controlled Velux windows. Located in a desirable area, this home offers easy access to local amenities and excellent schools. The garden, designed for low maintenance, features a tranquil water feature and a powered entertainment cabin, providing an idyllic space for relaxation and gatherings. The newly installed oak staircase, luxurious iSense carpets, and high-tech systems ensure comfort and convenience at every turn. There is no facility for off-street parking, but there are spaces on the road.

- Underfloor heating in the kitchen breakfast room
- KBD Bespoke kitchen designed for easy use with center island and stunning quartz worktops
- Plantation shutters to all front windows & electric/remote-controlled Velux windows in the kitchen
- Bi-fold doors to the rear of the kitchen with remote-controlled integral blinds
- Fully insulated & powered entertainment cabin at the rear of the garden
- Newly installed oak staircase & luxury iSense carpets in bedrooms
- Kettle 4-in-1 tap providing boiling, filtered, hot, and cold water
- Walk-in dressing room in the master suite with pull-down rails for easy storage access
- Amtico flooring throughout the hallway, kitchen/diner, utility room, and entertainment cabin
- 3 year old Viessmann boiler with Nest heating control system

Gainsborough Drive

Westcliff-on-Sea

£375,000

Price Guide



Gainsborough Drive



Property Overview

An exquisite 3-bedroom terraced house featuring a bespoke kitchen, underfloor heating, and a beautifully landscaped garden with an entertainment cabin. Located in a desirable area with access to excellent schools, this home combines luxury and practicality for modern living. Upon entering, you are greeted by a modern entrance hallway with high-quality Amtico flooring that flows seamlessly into the kitchen/diner and utility room. The living room, with its stylish plantation shutters and open fireplace, offers a cozy yet elegant space for relaxation. The kitchen/diner is the heart of the home, boasting underfloor heating, bespoke cabinetry, quartz worktops, and a range of integrated appliances including double Neff self-cleaning hide & slide ovens, a Bora ceramic hob with an integrated venting system, and a wine cooler. The bi-fold doors with remote-controlled integral blinds open onto the beautifully landscaped garden, blurring the lines between indoor and outdoor living. The newly installed oak staircase leads to the first floor, where you will find three double bedrooms, all fitted with luxurious iSense carpets. The master suite is a highlight, featuring a walk-in dressing room with pull-down rails for easy access and ample storage. The family bathroom is finished to an exceptionally high standard, complete with a jacuzzi bath, mood lighting, W.C, and vanity basin. This property is located within the catchment area of several highly regarded schools, whilst also being walking distance to Westcliff Grammar School for Boys and Girls, making it an ideal choice for families. The proximity to excellent educational institutions adds to the appeal of this stunning home, ensuring that your children have access to quality education close to home.

Entrance Hallway

As you enter, you are greeted by an inviting, modern yet charismatic entrance, quality Amtico flooring leads you to the main living room, downstairs W.C and the kitchen/diner. No detail has been overlooked in ensuring an unparalleled level of luxury. You will find a newly installed oak staircase that exudes elegance and sophistication, with built-in storage and a media unit to control the home's entertainment, housing Sky Broadband, DVD player and broadband. There is energy efficient LED spotlights, wired smoke alarm.

Lounge Diner

21'3" into bay x 12'0"

The living room offers an abundance of character with a stylish and luxurious modern feel, with Plantation shutters adorning the front window bay and a gorgeous working open fireplace. There is a fully hidden tv wiring system and energy efficient LED spotlights.

Downstairs WC

6'11" x 3'7"

Feature tiled walls, vanity unit wash basin, low level WC, modern vertical radiator, and Amtico vinyl flooring.

Kitchen Breakfast Room

16'0" x 15'5"

Underfloor heating can be enjoyed in the stunning and spacious kitchen/diner space, creating a warm and comfortable setting for enjoying meals and entertaining guests. The KBD bespoke kitchen has been designed with convenience in mind, featuring stunning quartz worktops that perfectly complement the sleek cabinetry. One of the standout features of this stunning kitchen is the central island/breakfast bar and the bi-fold doors; seamlessly connecting the indoor and outdoor spaces. These doors are also equipped with remote controlled integral electric/remote controlled Velux windows in the kitchen allow for the natural light to flood the entire space. The kitchen is further enhanced by a Gettle 4 in 1 tap, providing instant access to boiling, filtered, hot, and cold water for your convenience. The kitchen is fitted with an integrated dishwasher, double Neff self-cleaning hide and slide ovens, Bora ceramic hob accompanied with an integrated venting system, an integrated microwave with warming plate and space for a wine cooler. The kitchen comes to life with gorgeous light fittings and ambient lighting with the added convenience to a fantastic utility drying space.

Utility Room

7'0" x 5'2"

Space for washing machine and tumble dryer, quartz worktops with sink and drainer, fold away built in ainer, vertical radiator, storage, and Amtico vinyl flooring.

First Floor Landing

Split level with storage cupboard, extra wide loft hatch with stairs (Boarded and insulated with lighting) and luxury carpet.

Bedroom One

14'11" x 12'4"

Upstairs, the bedrooms are adorned with luxury iSense carpets adding that luxurious touch and comfort. The master suite boasts a walk-in dressing room, complete with pull-down rails for easy access/use and ample storage space for your attire. There are a further two double bedrooms on this floor both offering ample storage and finished to the same high spec as the master bedroom.

Dressing Area

13'9" x 4'3"

Full range of drawers, hanging space, and pull down easy access shoe storage. Carpet.

Bedroom Two

11'5" x 11'1"

Fully fitted floor to ceiling wardrobes, carpet, double glazed windows to rear.

Bedroom Three

10'7" x 12'4"

Double glazed window to rear overlooking garden, energy efficient LED spotlights, carpet, and radiator.

Family Bathroom

8'0" x 5'10"

The family bathroom suite is finished to a high standard and comprises of; a jacuzzi bath with mood lighting alongside it's W.C and vanity basin counterparts.

Landscaped Rear Garden

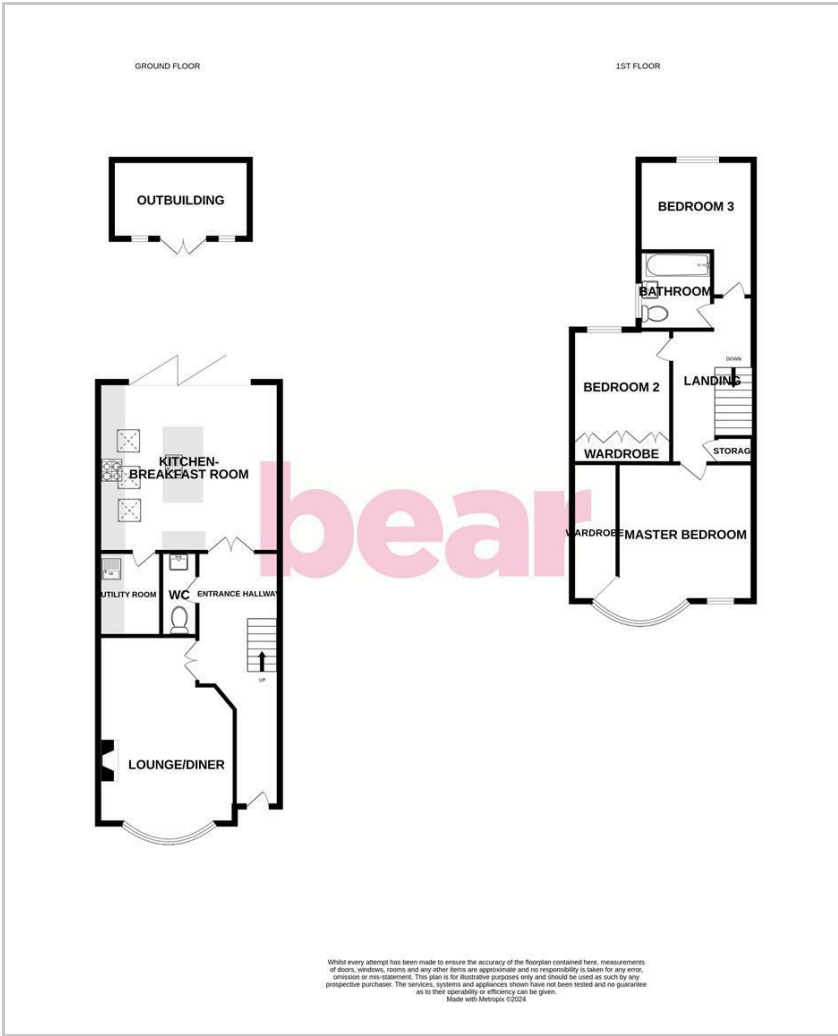
As you venture outside, you will be captivated by the enchanting, low maintenance and brilliantly landscaped garden, meticulously designed to be not only be visually pleasing but also low maintenance, offering outside power and ambient remote controlled lighting, this outside space really does allow you to spend more time enjoying its beauty and less time tending to its upkeep. The tranquil water feature provides a soothing soundtrack to your outdoor activities, creating a serene atmosphere that is sure to captivate your senses. For those who love outdoor entertainment, there is a fully insulated and powered entertainment cabin at the rear of the garden, providing endless possibilities for hosting gatherings or indulging in hobbies all year round.

Agents Notes:

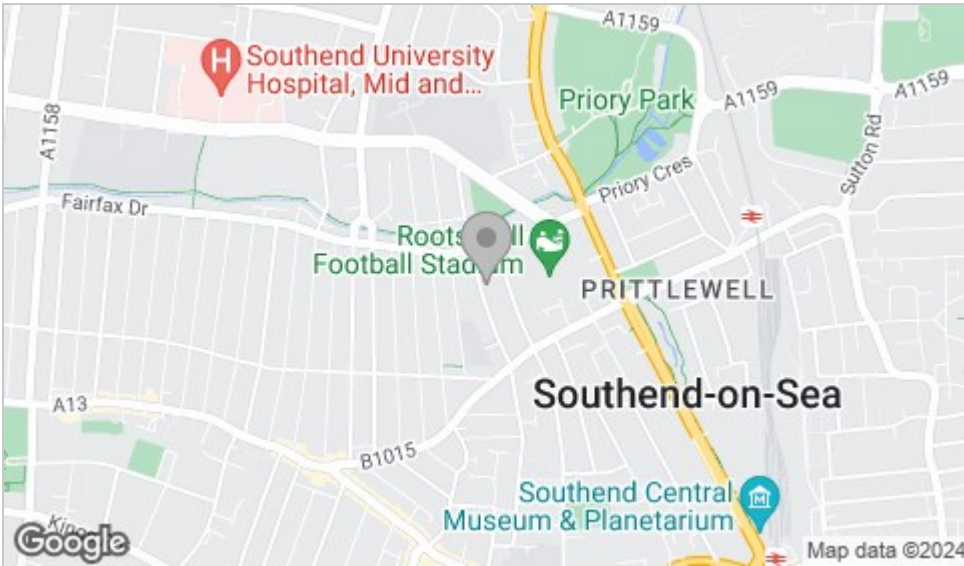
PLEASE NOTE: Tech/spec enhancements made, including all new electrics and wiring, with the addition of a Viessmann boiler just 3 years old connected to the Nest heating control system. There is also no off road parking with this property.



Floor Plan



Area Map



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		

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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