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Estate Agents



With no expense spared on fixtures and fittings and boasting zoned underfloor heating throughout the ground floor, this incredibly designed house is ideal for those looking for their forever family home. As you enter this luxurious property, you are welcomed into a bright hallway with high ceilings and bespoke internal oak doors leading to the reception rooms, including a modern open-plan kitchen family room which is the hub of the home and a fantastic space to entertain friends, especially during the summer when you can open up the bi-folding doors to the South facing rear garden. You will also discover a spacious lounge, an office/play room which could also be used as a fifth bedroom, a separate utility room, and a downstairs WC. Follow the beautiful staircase with oak balustrade and glass panelling to the first floor, which is home to an immaculate three-piece family bathroom and four generous-sized bedrooms. The crown jewel of the house is the stunning master bedroom, which boasts a walk-in dressing room area, its very own three-piece en-suite, and a Juliet balcony with beautiful views over the rear garden. The exterior is complemented with an in-and-out driveway that provides ample off-street parking, double doors leading to an integral storage room for additional space, and side-gated access to a landscaped rear garden with seating areas perfect for hosting guests. There is also a large outside storage area to the rear. You are a short walk from Belfairs Woods and Golf Course, where you can enjoy long dog walks all year round; a 15-minute walk from Hadleigh high street with plenty of local shops, supermarkets, cafes, and eateries. You are also a 20-minute walk from the London Road with further shops and restaurants; easy access onto the A13 & A127; multiple bus connections; and fantastic school catchments.

- Imposing modern 4/5 bedroom detached house
- In and out driveway creating ample parking as well as garage storage
- Formal dual aspect lounge and additional study/play room/bed 5
- Welcoming entrance hallway and front porch
- Walking distance to Hadleigh High Street, Castle and Country Park
- Large South facing rear garden with raised patio and rear storage area
- Impressive kitchen family room with separate utility and downstairs WC
- Stunning vaulted ceiling master bedroom with dressing room, en-suite and Juliet balcony
- Doorstep to Belfairs Woods and Golf Course
- Popular 'Highlands Estate' location

Woodlands Park

Leigh-On-Sea

Offers Over **£950,000**



Woodlands Park



Property Overview

Discover this stunning four-bedroom detached family home, showcasing an architecturally impressive design and luxurious finishes throughout. Featuring a master bedroom with a Juliet balcony, en-suite, and dressing room, this property offers ample off-street parking, zone underfloor heating, CAT6 Ethernet cabling, and a beautifully landscaped south-facing rear garden. Ideally located near Belfairs Woods & Golf Course, and within the catchment area of highly regarded local schools, this home provides excellent amenities and transport links, making it the perfect forever family home.

Frontage

In and out gravel driveway providing ample off street parking, retained brick wall, lawn area, external lighting, double doors opening to integral storage room, side gated access to rear garden.

Entrance Porch

Entrance door into porch comprising large double glazed obscure window to front, carpeted flooring, further door into:

Entrance Hallway

16'7" x 7'3"

Smooth ceiling with pendant lighting, stairs with solid oak balustrade and glass panelling leading to first floor landing, built in storage cupboard, porcelain tiled flooring with underfloor heating, door to:

Downstairs WC

Two piece suite comprising wash hand basin bowl with mixer tap set onto vanity unit and low level w/c, double glazed obscure window to front, smooth ceiling with pendant lighting, porcelain tiled flooring with underfloor heating.

Open Plan Kitchen Family Room

24'5" x 20'4"

Kitchen: Bespoke range of floor to ceiling units, centered island with laminate work surfaces above incorporating inset stainless steel sink with mixer tap and boiling tap, integrated oven and combination microwave/oven/grill, five ring induction hob and extractor fan above, integrated tray warmer, integrated dishwasher, integrated fridge/freezer, smooth ceiling with fitted spotlights, porcelain tiled flooring with underfloor heating, open into:

Dining Area: Double doors to formal lounge, double glazed window to side, pendant lighting and porcelain tiled flooring with underfloor heating.

Lounge Space: Double glazed bi-folding doors to rear leading to garden, smooth ceiling with fitted spotlights, porcelain tiled flooring with underfloor heating.

Utility Room

7'11" x 7'9"

Range of wall and base level units with roll top work surfaces above incorporating stainless steel sink with mixer tap and drainer unit, space for washing machine, tumble dryer and additional fridge/freezer, built in storage cupboard, double glazed door to side leading to rear garden, smooth ceiling with pendant lighting, porcelain tiled flooring with underfloor heating.

Lounge

20'11" x 11'6"

Double glazed window to front with bespoke made to measure fitted shutters, double glazed sliding patio doors to rear leading to rear garden, smooth ceiling with pendant lighting, carpeted flooring with underfloor heating.

Office/Playroom/Bed Five

13'7" x 8'3"

Double glazed window to side, double glazed sliding patio doors to rear leading to rear garden, smooth ceiling with pendant lighting, storage cupboard, porcelain tiled flooring with underfloor heating.

First Floor Landing

Double glazed window to front with bespoke made to measure fitted shutters, smooth ceiling with pendant lighting, loft access, oak balustrade with glass panelling, radiator, carpeted flooring, doors to:

Bedroom One

20'4" x 12'1"

Double glazed Velux window to side with remote controlled opening along with blinds that are also controlled from remote, double glazed windows to rear, double glazed door to rear opening to Juliet balcony with glass panelling in front, smooth vaulted ceiling with fitted spotlights and pendant lighting, radiator, carpeted flooring, open into:

Dressing Room

8'7" x 7'2"

Double glazed Velux window to side, smooth ceiling with fitted spotlights and wall mounted light, fitted shelving, carpeted flooring.

En-Suite Shower Room

Three piece suite comprising walk in shower cubicle with wall mounted shower, rainfall shower and handheld attachment, floating wash hand basin with mixer tap set into vanity unit and low level w/c, chrome heated towel rail, heated mirror, extractor fan, smooth ceiling with fitted spotlights and ceiling light, tiled walls, tiled flooring.

Bedroom Two

14'4" x 11'6"

Double glazed windows to front and rear with bespoke made to measure fitted shutters, smooth ceiling with pendant lighting, radiator, carpeted flooring.

Bedroom Three

15'10" x 14'6"

Double glazed windows to front and rear with bespoke made to measure fitted shutters, smooth ceiling with pendant lighting, radiator, carpeted flooring.

Bedroom Four

14'8" x 7'10"

Double glazed windows to front with bespoke made to measure fitted shutters, smooth ceiling with pendant lighting, built in wardrobes, radiator, carpeted flooring.

Family Bathroom

Three piece suite comprising panelled bath with mixer taps and wall mounted shower with handheld attachment, concealed cistern wash hand basin with mixer tap and low level w/c, extractor fan, smooth ceiling with fitted spotlights and ceiling light, tiled walls, tiled flooring.

South Facing Rear Garden

Slab paved seating area stepped down and leading onto lawn with a further block paved seating area, block paved pathway leading to the rear of the garden where you will find another block paved seating area, sleeper raised borders for shrubs, cedar fencing at the rear to create a wall feature with a hidden gate providing access to a hidden storage area in garden with 2 6x10 sheds to remain both that contain power and lighting, timer-controlled low voltage lighting to external shrubs and trees, side gated access to front garden.

Storage Room

9'9" x 7'10"

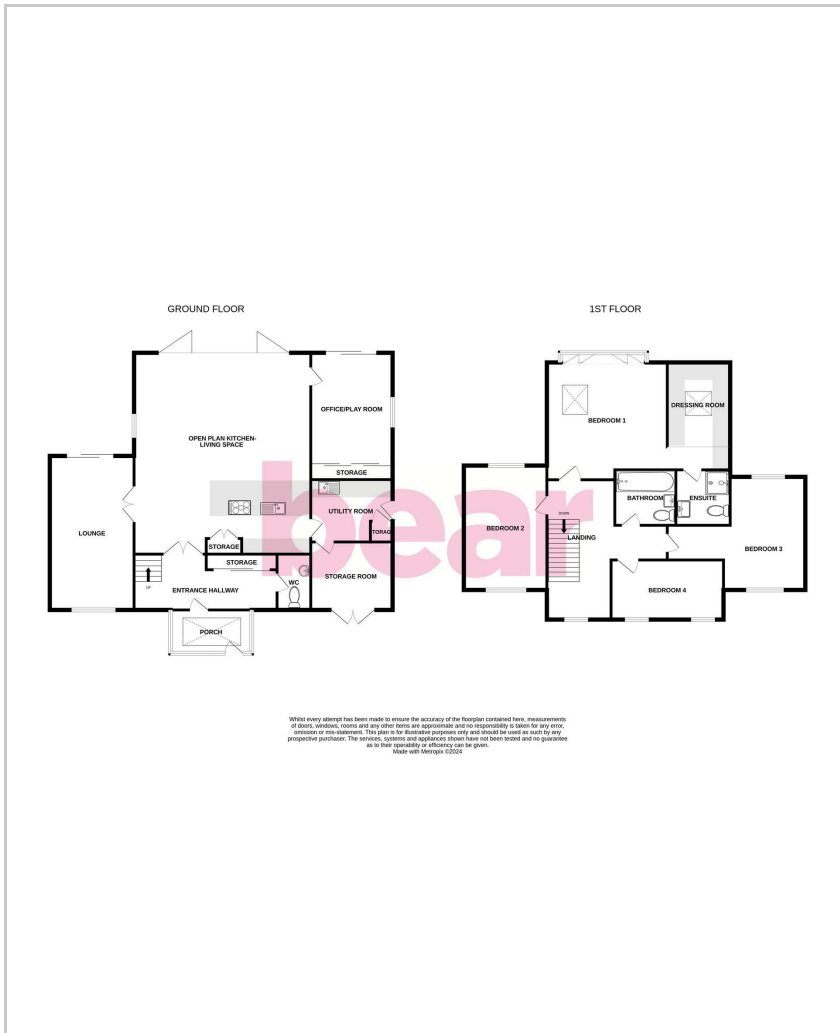
Double doors to front, smooth ceiling with fitted spotlights, concrete flooring, door leading to utility room.

Agents Notes:

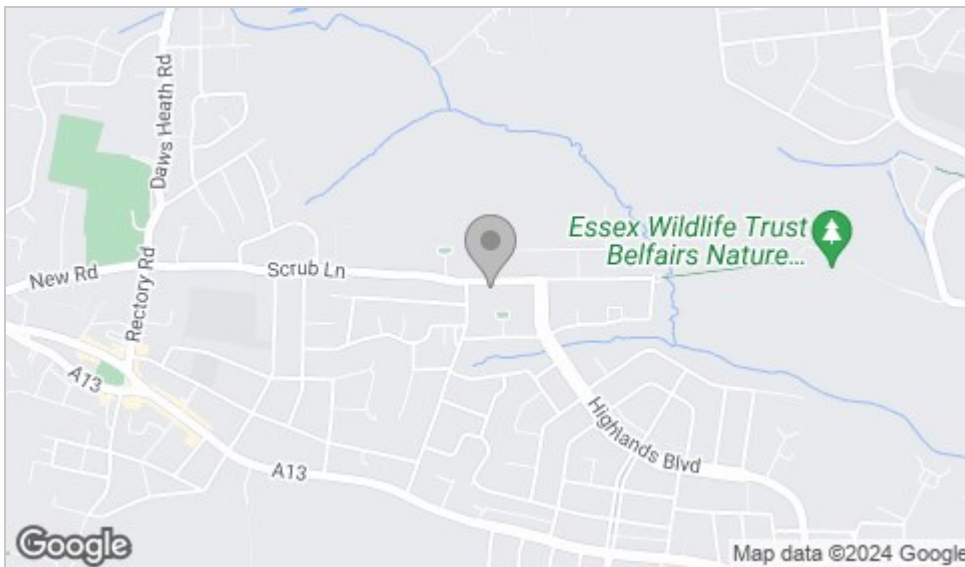
There is solar heating powered by a panel/pump system to heat the water in the mega flow cylinder as an alternative to heating it with the boiler.



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

