



* £550,000- £600,000 * Positioned on Cranleigh Drive, Leigh-On-Sea, this exceptional eco-friendly new build house is a true gem waiting to be discovered. Boasting a 10-year build warranty, this property offers a perfect blend of modern design and sustainability. As you step inside, you are greeted by an inviting hallway with superb storage which sets the tone for the rest of the house. With three spacious bedrooms, two accompanied by its own en-suites, and an additional family bathroom and a separate WC, this home offers both comfort and convenience. The contemporary fully fitted kitchen diner is a culinary enthusiast's dream, featuring Quartz worktops and integrated appliances that make cooking a delight. The delightful rear garden provides a tranquil escape, while the driveway and large integral garage offer ample parking and storage space. Located centrally in Leigh, this property is a stone's throw away from Waitrose Supermarket as well as being walking distance to Leigh Station, the fashionable Broadway, and the historic Old Town. Whether you're looking for a vibrant lifestyle or a peaceful retreat, this house caters to all your needs.

- Brand new 3 Bedroom semi detached house
- UPVC double glazing, Neff integrated appliances, floor coverings throughout
- Utility room/W.C
- Security alarm system
- Walking distance of Leigh Broadway, Leigh Station and the Old Town
- Finished to an exceptionally high specification
- Cat 7 point in every room
- 2 en-suites plus main bathroom
- Energy efficient with solar panels and latest build regulations met
- Waitrose Supermarket and bus services on your doorstep

Cranleigh Drive

Leigh-On-Sea

£550,000

Price Guide



Cranleigh Drive



Agents Notes:

The internal photos on this advert are from the neighbouring show home property that is attached to this particular property. It is the identical mirror image of the layout. The kitchen, bathrooms and flooring have not been fitted in this unit just yet giving buyers the unique option to select alternative fittings that they may prefer.

Frontage

Block paved driveway for one large vehicle, shrub borders, access to the garage, side access to the rear garden, access to:

Hallway

19'5" x 5'10"

Composite entrance door to the front with adjacent obscured double glazed windows, smooth ceiling with two pendant lights, carpeted stairs to the first floor with understairs storage, double coats and shoes cupboard, heating control system, wall hung radiator, Kardean flooring, access to:

Integral Garage

18'8" x 7'10"

Smooth ceiling, up and over door to the front, UPVC obscured double glazed window to the front, wall mounted ideal combination boiler, block paved floor, electric car charging points, fuse board.

Bedroom Three/Office

14'9" x 10'10" > 7'7"

Smooth ceiling with a pendant light, double glazed French doors and window to the rear, wall hung radiator, Kardean flooring, door to:

Ensuite Shower Room

7'6" x 3'6"

Smooth ceiling with inset spotlights and an extractor fan, obscured double glazed window to the side, wall hung chrome heated towel rail, large double shower, wall hung vanity unit wash basin, wall hung mirrored cabinet, low level w/c, part tiled walls, Kardean flooring.

First Floor Landing

Smooth ceiling with inset spotlights, carpeted stairs to the second floor, door to:

Kitchen/Diner

14'9" x 8'7" > 7'8"

Smooth ceiling with inset spotlights, double glazed windows to the rear overlooking the garden, handleless matte finished kitchen comprising of: wall and base level units with an integrated fridge freezer, integrated Neff oven with a slide

and hide door, integrated Neff grill, integrated Neff four ring induction hob with a Neff extractor fan above and a quartz splashback, quartz worktops, inset stainless steel sink with draining grooves, integrated Neff dishwasher, pan draws, vinyl flooring, wall hung radiator.

Utility and Separate W/C

6'9" x 5'5"

Smooth ceiling with inset spotlights, obscured double glazed window to the side, base level units with a square edge worktop with a mounted wash basin and upstands (base level units have space for an integral washing machine and space for an integral tumble dryer), wall hung radiator, low-level w/c, vinyl flooring.

Lounge/Diner

15'7" > 10'7" x 14'9"

Smooth ceiling with two pendant lights, double glazed window to the side, double glazed window to the front, double glazed French doors to the front leading out onto a west facing balcony, two wall hung radiators, carpet.

Second Floor Landing

Smooth ceiling with inset spotlights, double glazed skylight window, large over-stairs storage cupboard housing the water tank and the electrical control.

Bedroom One

14'8" x 12'2" > 10'8"

Smooth ceiling with a pendant light, double glazed windows to the front, wall hung radiator, carpet, door to:

'L' Shaped En-Suite

Comprises of double walk in shower with a rainfall head, low-level w/c, wall hung vanity unit wash basin, wall hung heated towel rail, wall mounted mirror, part tiled walls, lino flooring, obscured double glazed window to the side.

Bedroom Two

14'9" x 8'8" > 7'8"

Smooth ceiling with a pendant light, double glazed windows to the rear overlooking the garden, wall hung radiator, carpet.

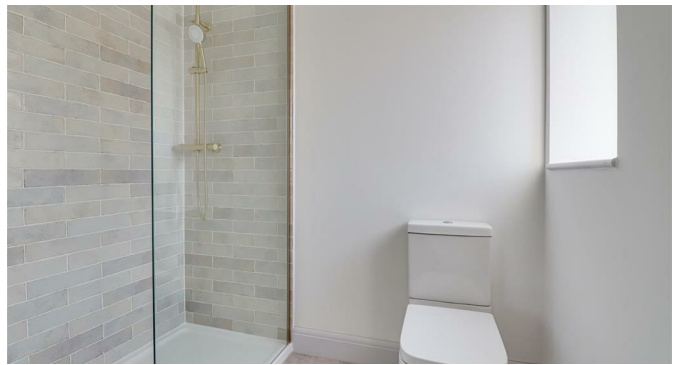
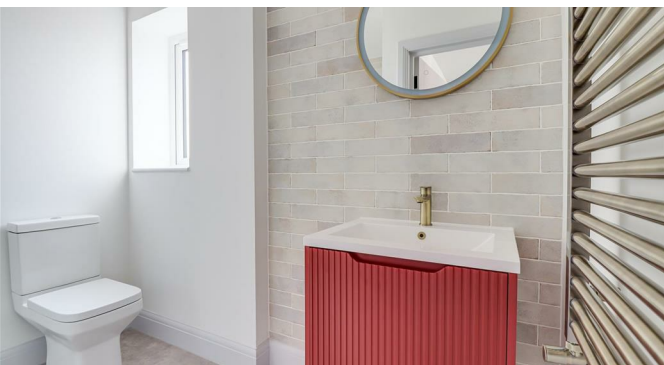
Family Bathroom

6'9" x 5'5"

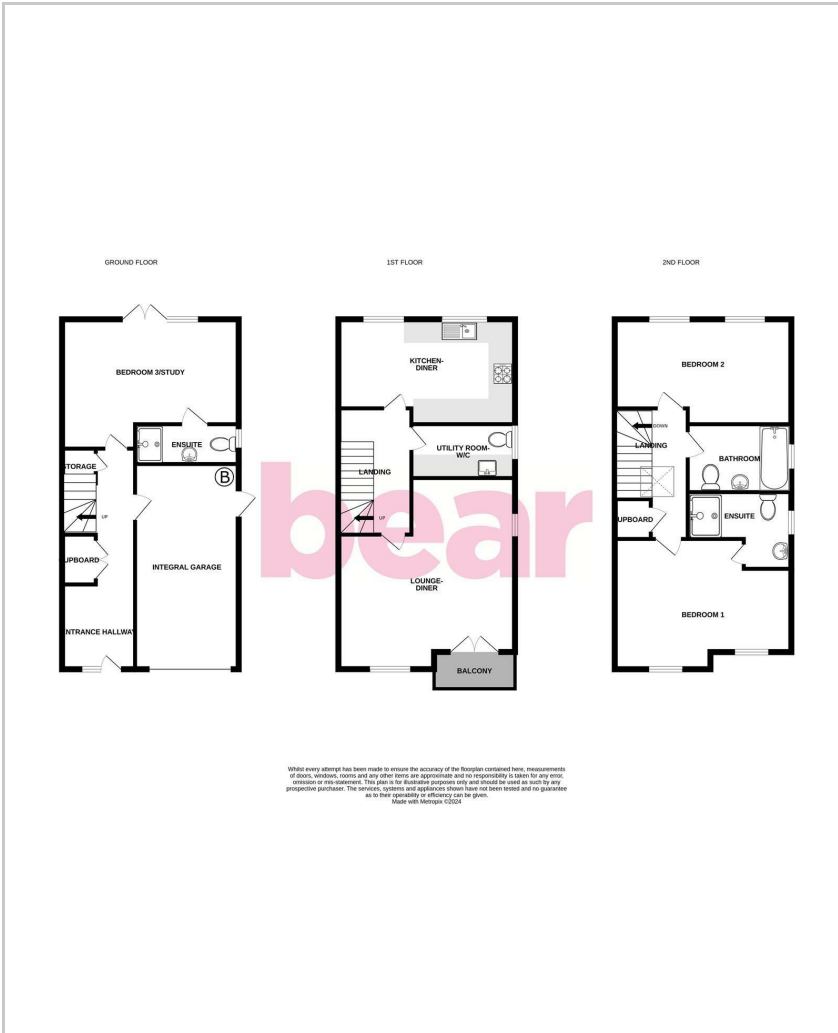
Smooth ceiling with inset spotlights, extractor fan, obscured double glazed window to the side, paneled bath, wall hung vanity unit wash basin, low level w/c, wall hung radiator, lino flooring, part tiled walls, wall hung mirror.

Rear Garden

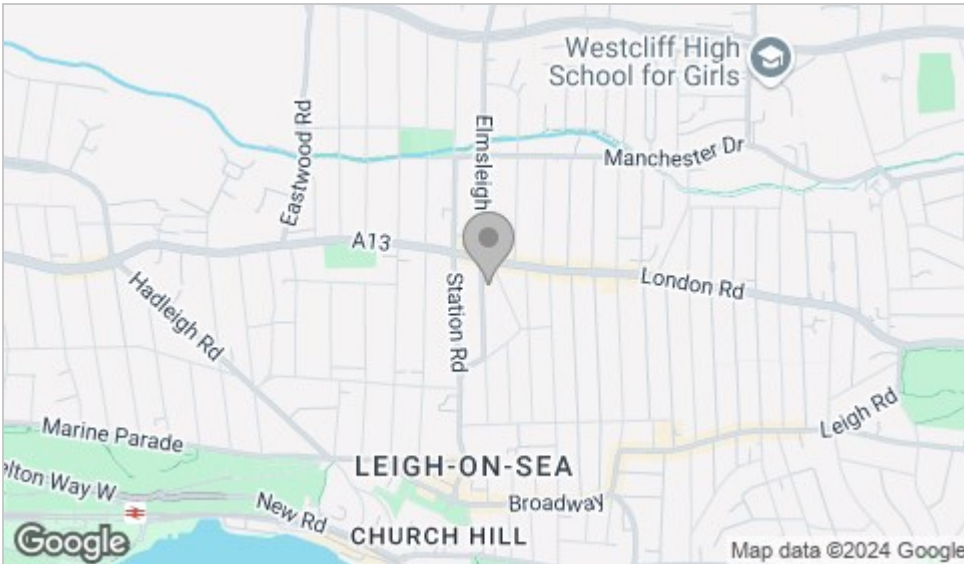
Commences with a patio area with the remainder laid to lawn, side access to the front, outside tap, gas and electric meters.



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			
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