



* £450,000- £500,000 * Located in the charming Lympstone Close, a quiet cul-de-sac, this extended three-bedroom semi-detached family home offers a delightful blend of space, comfort and modern living. Upon entering, you are greeted with a practical porch area leading into the hallway. There is a bay fronted lounge, perfect for both relaxation and entertaining guests. The heart of the home though is undoubtedly the impressive kitchen family room at the rear, which provides a warm and inviting space for family gatherings and culinary adventures. The property boasts three bedrooms, ensuring ample space for family members or guests. The beautifully designed four-piece family bathroom features a luxurious freestanding bath, creating a serene retreat for unwinding after a long day. One of the standout features of this home is the stunning south-facing rear garden, which has been thoughtfully landscaped with a newly laid patio and a charming log cabin, ideal for outdoor entertaining or simply enjoying the sunshine. The garden offers a perfect sanctuary for children to play or for hosting summer barbecues. Additionally, the property benefits from parking for two vehicles, providing convenience for families with multiple cars. Situated within the catchment area for Eastwood Primary School and Eastwood Academy, this home is perfectly positioned for families seeking quality education for their children. In summary, this semi-detached family home in Westcliff-on-Sea presents an excellent opportunity for those looking for a spacious and well-appointed residence in a desirable location. With its modern amenities, beautiful garden, and proximity to local schools, it is sure to appeal to a wide range of buyers.

- Extended semi-detached family home
- Impressive kitchen family room to rear
- Bay-fronted lounge
- Driveway for two vehicles
- Quiet Cul-de-Sac road close to local amenities
- Three bedrooms
- Stunning south facing rear garden with newly laid patio and log cabin
- Beautiful four-piece family bathroom with freestanding bath
- Potential to extend into loft space S.T.P
- Eastwood Primary School and Eastwood Academy school catchment

Lympstone Close

Westcliff-On-Sea

£450,000

Price Guide



Lympstone Close



Frontage

Created parking for two vehicles, shared drive leading down to the side giving access to the garden, outside double socket, sensor security light, access to:

Entrance Porch

7'6" x 6'1"

Double composite entrance door to the front, double-glazed window to the side, smooth ceiling, coconut rug, access to:

Entrance Hallway

11'0" x 6'1"

Smooth ceiling with inset spotlights, carpeted stairs to the first floor with understairs storage, composite entrance door to the front with an adjacent floor to ceiling obscured double-glazed window, radiator, Kardean style flooring.

Lounge

13'2" into the bay x 11'8"

Smooth ceiling with a pendant light, double-glazed bay window to the front, radiator, chimney breast feature with an open fireplace and a quartz hearth, carpet.

Kitchen Family Room

19'9" > 11'10" x 18'3" > 9'7"

Smooth ceiling with inset spotlights, double-glazed windows and French doors to the rear opening out onto the garden, obscured double-glazed window to the side, additional double-glazed windows in the kitchen area to the rear overlooking the garden. Modern handleless kitchen comprising of; wall and base level units with a center island and quartz worktops, inset sink with draining grooves, flexi chrome tap, space for a range cooker with an extractor fan above and glass splashbacks, drawers, integrated fridge freezer, integrated dishwasher, pull out bin storage, integrated washing machine, stained glass leadlight window to the side, feature chimney breast with quartz hearth, two radiators, Kardean style flooring.

First Floor Landing

Smooth ceiling with a loft hatch (Boarded and insulated with electrical supply and lighting, loft ladder), air filter system, double-glazed window to the side with a double-glazed leadlight stained glass window above, carpet, doors to all rooms.

Bedroom One

13'7" into the bay x 11'1" into wardrobes

Smooth ceiling with a pendant light, double-glazed bay windows top the front, including six stained glass leadlight windows, radiator, built-in floor-to-ceiling mirrored wardrobes, carpet.

Bedroom Two

11'11" x 10'5"

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

Bedroom Three

8'4" > 6'8" x 6'10"

Smooth ceiling with a pendant light, double-glazed windows to the front, including a standard stained glass leadlight window, above door storage, radiator, carpet.

Four Piece Family Bathroom

8'9" max x 7'7"

Smooth ceiling with inset spotlights and an extractor fan, obscured double-glazed window to the rear, low-level WC, pedestal wash basin, corner shower with a shower hose and a drencher head, freestanding bath, wall-hung chrome heated towel rail, part tiled walls, tiled flooring.

South Facing Rear Garden

140' in length

Commences with a newly laid patio area which runs into a white shingled area with a small piece of artificial lawn, fence and gate leading to the remainder of the garden laid to lawn with a shingled area to the very rear, outside sensor security lighting shining full length of garden, outside tap, outside double socket, garden shed.

Garden Cabin

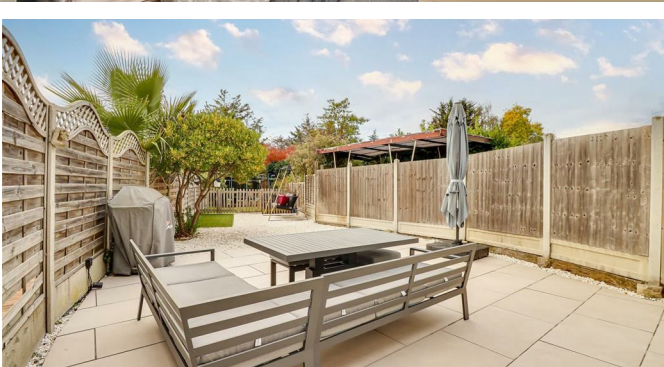
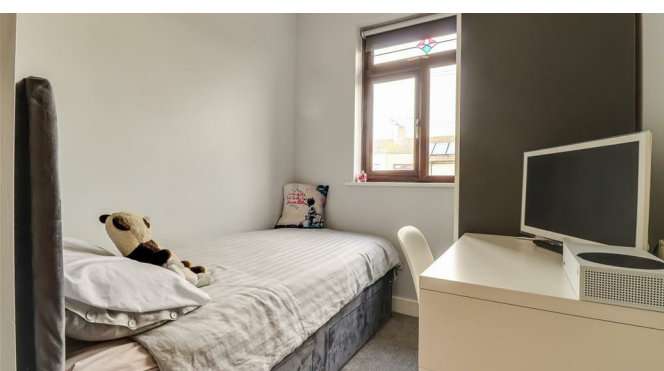
9'10" x 6'8"

Door to the front, windows to front, power, light, suspended wooden beam.

Agents Notes:

The property is equipped with fire doors and frames throughout and there is a built in smoke and heat alarm system. In 2021 there was new electrics throughout and also wiring for an alarm and CCTV was installed. There are TV points in all of the bedrooms, the lounge and the kitchen family room. All flooring throughout was laid in 2024 and there is a Vaillant Combination Boiler powering the heating system.

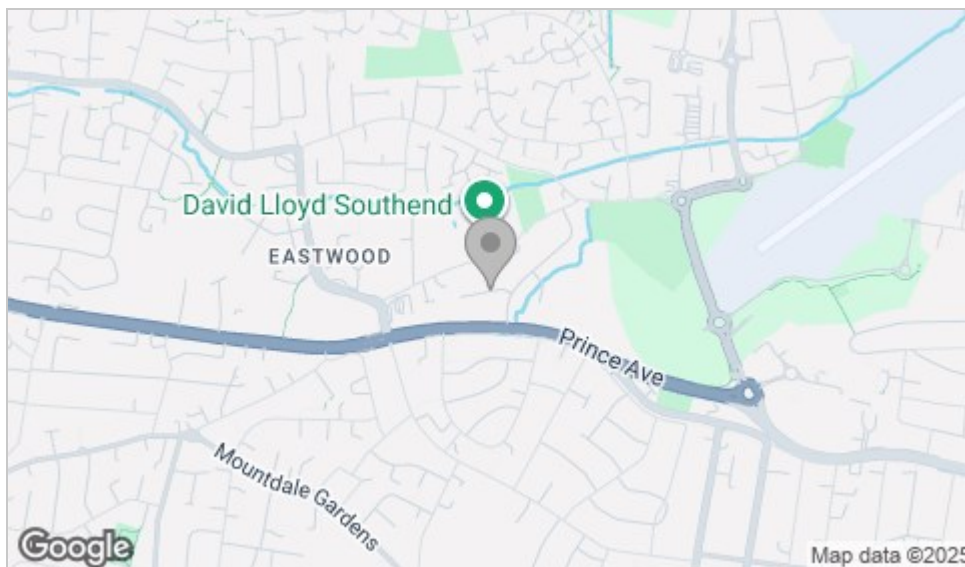
Council tax band: C



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

