



34a Ditton Court Road

34a Ditton Court Road Westcliff-On-Sea Essex SS0 7HG

Internal viewing is an absolute must to fully appreciate the size of this incredible five bedroom detached family home, located in a popular residential turning and within walking distance of the cliffs, beach and Westcliff mainline railway station giving direct access to London Fenchurch Street.

The accommodation comprises to the ground floor a large and welcoming entrance hall, guest cloakroom, a spacious lounge and separate dining room plus a wonderful open plan kitchen & family room with separate utility room. The first floor boasts a large landing area, a family bathroom, four double bedrooms - three of which come with en suites whilst to the top floor there is another large double bedroom with another en suite and access to a west facing balcony.

Externally the property benefits from a well maintained west backing rear garden with a lovely sunny patio offering plenty of space for outside dining and entertaining, whilst to the front of the property there is off street parking.

Situated on Ditton Court Road, a popular turning in Westcliff-on-Sea, this fantastic detached home is located perfectly for all local amenities which includes; schools, shops, seafront and mainline railway station - serving London Fenchurch Street for commuters.



Accommodation Comprises:

The property is approached via double glazed obscure entrance door leading to:

Entrance Hall: 26'3 x 7'10

A very spacious and welcoming entrance hall with double glazed obscure side panels to front aspect fitted with plantation shutters, further double glazed obscure coloured lead light window to side, wood flooring with under floor heating, coved and smooth plastered ceiling, stairs leading to the first floor landing, double doors to lounge, further doors to accommodation off.

Guest Cloakroom: 7'5 x 2'8

Double glazed obscure window to side aspect with fitted plantation shutter, two piece white suite comprising; low level WC, wall mounted wash hand basin, wood flooring with under floor heating.

Lounge: 19'5 (into bay) x 15'5

Double glazed bay window to front aspect with fitted plantation shutters, wood flooring with under floor heating, coved and smooth plastered ceiling, power points, television point.

Dining Room: 15'5 x 8'10

Double glazed window to side aspect with fitted plantation shutters, wood flooring with under floor heating, coved and smooth plastered ceiling, glazed double doors to lounge.

Open plan Kitchen & Family Room: 26'6 x 15'3

A wonderfully bright and airy family room with three double glazed windows to side aspect with fitted plantation shutters and double glazed bi folding doors to rear giving access to the rear garden. The kitchen is fitted to include a butler sink with mixer tap, inset into a range of marble work surfaces which continue to the expanse of most walls with an abundance of cupboards and drawers beneath, integrated oven and five ring gas hob with extractor hood above, further range of matching eye level wall mounted units with



concealed lighting beneath, integrated dishwasher, appliance space for American style fridge/freezer, coved and smooth plastered ceiling with inset spotlighting, wood flooring with under floor heating, further double glazed window to side aspect, door to utility room.

Utility Room: 8'2 x 8'

Double glazed window to rear aspect, range of roll edge work surfaces with cupboards and drawers beneath, concealed boiler (not tested), stainless steel single drainer sink unit with mixer tap, appliance space and plumbing for washing machine and drier, double glazed door to side aspect.

First Floor Landing: 23'8 x 7'10

Double glazed coloured lead light window to side aspect, carpeted, power points, coved and smooth plastered ceiling, power points, stairs leading to the second floor landing, radiator, doors to accommodation off.



Bedroom One: 19'3 (into bay) x 15'6

Double glazed bay window to front aspect with fitted plantation shutters, carpeted, power points, coved and smooth plastered ceiling with inset spotlighting, radiator, door to en suite.

En Suite Shower Room: 8' x 7'6

Double glazed obscure window to side aspect, three piece white suite comprising; fully tiled shower cubicle, low level WC, pedestal wash hand basin, half tiled to surrounding walls, smooth plastered ceiling with inset spotlighting, heated towel rail.

Bedroom Three: 15'6 x 11'7

Double glazed window to rear aspect, carpeted, power points, coved and smooth plastered ceiling, radiator, door to en suite.

En Suite Shower Room: 7' x 5'10

Three piece white suite comprising; fully tiled shower cubicle, low level WC, pedestal wash hand basin, half tiled to surrounding walls, smooth plastered ceiling with inset spotlighting, heated towel rail.

Bedroom Four: 15'3 x 10'

Double glazed window to rear aspect, carpeted, power points, coved and smooth plastered ceiling, radiator. There is also an additional area of 7'4 x 4'8 which would make an ideal area for wardrobes.

Bedroom Five: 10'5 x 7'10

Double glazed window to front aspect with fitted plantation shutters, carpeted, power points, coved and smooth plastered ceiling, radiator.

Family Bathroom: 10'1 x 7'3

Double glazed obscure window to side aspect, three piece white suite comprising; bath with mixer tap and shower attachment, low level WC, pedestal wash hand basin, half tiled to surrounding walls, coved and smooth plastered ceiling with inset spotlighting, heated towel rail.

Second Floor Landing: 12' (max) x 7'5

Double glazed obscure coloured lead light window to side aspect, carpeted, built-in eaves cupboard, door to bedroom two.

Bedroom Two: 17'11 > 13'8 x 16'

Double glazed window to side aspect, carpeted, power points, smooth plastered ceiling with inset spotlighting, built-in eaves storage cupboard, double glazed French doors giving access to a west facing balcony which measures 7'8 x 7'6, door to en suite.

En Suite Shower Room: 13' (max) x 9'8

Double glazed obscure window to front aspect, three piece white suite comprising; fully tiled shower cubicle, low level WC, pedestal wash hand basin, half tiled to surrounding walls, smooth plastered ceiling with inset spotlighting, heated towel rail.

Externally:

Rear Garden:

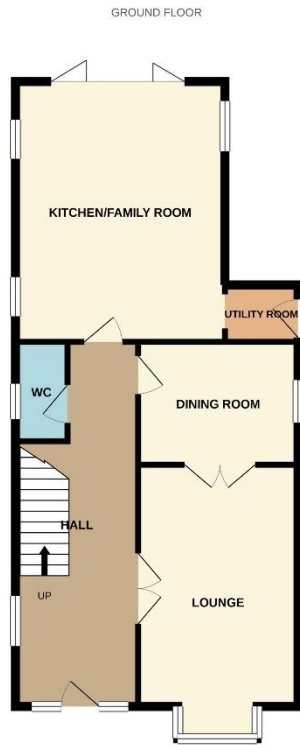
The property benefits from a great size west backing rear garden which commences with an attractive decked patio area to the immediate rear with the remainder being laid to lawn and enclosed by screen panelled fencing, garden shed to remain, outside water tap, side access to the front of the property.

Front Garden:

The front of the property is mainly block paved providing off street parking for one / two vehicles with inset flower and shrubs.







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Guide Price: £825,000 - £850,000 Freehold

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