



44 Belfairs Drive

44 Belfairs Drive Leigh-on-Sea Essex SS9 3AA

Home Estate Agents are excited to offer for sale this surprisingly spacious five bedroom detached character house, which has been cleverly extended and boast living accommodation over three floors as well as offering a great size rear garden, garage and additional off street parking.

The accommodation comprises; entrance hall, ground floor cloakroom, a west facing lounge, separate modern fitted kitchen which is semi-open plan through to a dining room and further sitting room/snug. The first floor benefits from three double bedrooms, family bathroom with a separate cloakroom plus a study, en-suite shower room whilst to the top floor there are two further bedrooms.

Externally the property offers a great size garden with an extensive patio area, creating a great space for outside dining and entertaining plus off street parking to the front giving access to an attached garage.



The property is ideally located for an excellent range of amenities including shops, schools, Belfairs Golf & Country Park and is within walking distance of Leigh mainline railway station as well as fashionable Broadway with its wide array of cafés, restaurants and boutiques. Viewing is highly recommended.

Accommodation Comprises

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

Entrance Hall 16'7 x 7'3 (max)

Double glazed window to front aspect, stairs leading to the first floor landing with under stairs storage cupboard, Karndean wood flooring, plate rail, range of fitted storage cupboards, radiator, doors to:

Ground Floor Cloakroom 4'8 x 2'7

Two piece suite comprising; low level WC, wash hand basin with mixer tap.



Dining Room 14'10 x 11'4

Double glazed bi folding doors to rear giving access to the rear garden, Karndeane wood flooring, two sky-lights, radiator, open plan to:

Family Room 13'11 x 10'6

With a continuation of Karndeane wood flooring, two bespoke fitted alcove storage cupboards with shelving above, picture rail, radiator

First Floor Landing 12'3 x 10'6 (reducing to) 6'11

Which is carpeted, stairs leading to the second floor landing, doors to:

Master Bedroom 15'8 (into bay) x 9' (plus depth of wardrobes)

Double glazed bay window to front aspect with bespoke fitted plantation shutters, carpeted, range of fitted floor to ceiling mirror fronted wardrobes, radiator.

Bedroom Two 13'2 x 9'4

Double glazed window to rear aspect, carpeted, fitted cupboard, built-in storage cupboard, radiator.

Bedroom Three 13'11 x 8'8 (plus depth of wardrobe)

Double glazed window to rear aspect, carpeted, range of floor to ceiling wardrobes, radiator.

Study/Office 8'3 x 6'6

Double glazed window to front aspect, carpeted, radiator, door leading to:

En-Suite Shower Room 5'8 x 5'2

Double glazed obscure window to front aspect, fully tiled shower



Lounge 15'9 (into bay) x 12'

Double glazed bay window to front aspect with bespoke fitted plantation shutters, Karndeane wood flooring, feature fireplace with inset log burner and slate tiled hearth, built-in alcove storage with shelving above, cornice to ceiling, picture rail, radiator.

Kitchen 15'3 x 15'3

Double glazed window to rear aspect. The kitchen is fitted to include a one and a quarter bowl sink unit with mixer tap, inset into a range of work surfaces with cupboards and drawers beneath, integrated SMEG double oven and four ring hob with extractor hood over, further range of matching eye level wall mounted units, built-in eye level microwave oven and dishwasher, appliance space for fridge/freezer, central island with matching work tops, wine cooler, tiled splash backs, karndeane wood, radiator, door to garage, semi open plan to:

cubicle, wash hand basin with vanity unit beneath, radiator.

Bathroom 11'8 x 5'9

Double glazed obscure window to side aspect, bath with mixer tap and shower attachment, pedestal wash hand basin, shower cubicle with shower and attachment, half tiled to surrounding walls, radiator.

Separate WC 5'5 x 2'8

Double glazed obscure window to rear aspect, low level WC, wash hand basin with mixer tap, half tiled to surrounding walls.

Second Floor Landing

Door to walk in generous loft space with lighting. Doors to:

Bedroom Four 12' x 11'5 (max)

Double glazed window to rear aspect, carpeted, built-in eaves storage cupboard, radiator.

Bedroom Five 10' (plus depth of wardrobe) x 8'9

Double glazed window to front aspect, carpeted, built-in eaves storage, radiator.

Externally

Front Garden

Pretty front garden with low brick wall, shrubs and pathway leading to entrance door, side gate leading to shared access way leading to the rear garden.

Rear Garden

The property benefits from a great size rear garden which commences with an attractive paved patio area to the immediate rear with the remainder being laid to lawn.

Garage 14' 0" x 7' 2"

Up and over door, storage to eaves, currently housing boiler, washing machine and tumble dryer, space to house vehicle.







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Guide Price £650,000 - £675,000 Freehold

HOME - The Estate Agent of Leigh
 The Old Bank, 26 Broadway, Leigh-on-Sea, Essex, SS9 1AW. Tel: 01702 480033

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