



493 Little Wakering Road

# 493 Little Wakering Road Barling Magna Southend-on-Sea Essex SS3 0LR

Home Of Leigh are very excited to offer for sale this surprisingly spacious four/five bedroom detached house situated in the charming village of Barling Magna and which stands on a generous size plot with the added benefit from of having a completely self contained annexe next door.

The main property boasts two large reception rooms, a spacious fitted kitchen/breakfast room with a separate utility room, whilst to the first floor there are four well appointed bedrooms and a large family bathroom.

The annexe accommodation comprises; open plan lounge/kitchen, a separate bedroom with access to the rear garden and a modern three piece shower room.



Externally there are large and well maintained gardens to the rear with various outbuildings to remain, whilst to the front of the property there is a sweeping driveway allowing off street parking for several vehicles.

## Accommodation Comprises

Part double glazed entrance door leading to:

### Entrance Porch 8'11 plus depth of storage x 7'8

Double glazed windows to front and side aspect, wood flooring, radiator. Door to:

### Kitchen Breakfast Room 23'1 x 9'11

Double glazed windows to front and side aspect. The kitchen is fitted to include a stainless steel one and a quarter bowl sink unit with mixer tap inset into a range of square edge granite worksurfaces with cupboards and drawers beneath, integrated double oven and five ring gas hob with extractor hood above, further range of matching eye level wall units



fire and tiled surround, four wall light points, two radiators.  
Double glazed French doors leading to:

**Double Glazed Conservatory 14'7 x 11'10**

Double glazed window to rear and side aspect with doors leading to garden.

**Dining Room 12'10 plus door recess x 10'6**

Double glazed French doors to rear garden, carpeted, coved to smooth plastered ceiling with central ceiling rose, built in storage cupboard, dado rail, radiator.

**Utility Room/Guest Cloakroom 7'9 x 7'1**

Rolled edge worksurfaces with inset stainless steel single drainer one and a quarter bowl sink unit with mixer tap with cupboards beneath, appliance space and plumbing for washing machine and separate dryer, fully tiled to surrounding walls, tiled flooring, smooth plastered ceiling with inset spotlighting, low level WC.

**First Floor Landing 17'1 < 9'1 x 10'5**

Double glazed window to side aspect, carpeted, coved to smooth plastered ceiling with access to loft space, radiator. Doors to:

**Master Bedroom 20'11 plus depth of wardrobe x 10'1**

Two double glazed windows to front aspect, carpeted, extensive range of fitted wardrobes, coved to smooth



with spotlighting beneath, integrated under counter fridge, integrated dishwasher, appliance space for American fridge freezer, tiled splashback, wood flooring. Door to:

**Inner Hallway 15'3 max x 10'5**

Stairs leading to first floor accommodation with understairs storage cupboard, carpeted, coved to smooth plastered ceiling, radiator. Doors to:

**Lounge 26'1 x 15'4**

Double glazed bow window to side aspect with bespoke fitted window seat with storage beneath, double glazed French doors to side aspect, wood flooring, coved to smooth plastered ceiling, feature fireplace with inset gas coal effect

plastered ceiling, two radiators.

#### Bedroom Two 15'1 x 11'11

Double glazed window to side aspect, carpeted, carpeted to smooth plastered ceiling, radiator.

#### Bedroom Three 15'1 x 11'11

Double glazed window to side aspect, carpeted, carpeted to smooth plastered ceiling, radiator.

#### Bedroom Four 9'4 plus door recess x 8'3 plus depth of wardrobe

Double glazed window to rear aspect, carpeted, coved to smooth plastered ceiling, extensive range of fitted floor to ceiling wardrobes to both walls and matching drawers.

#### Bathroom

Tiled flooring, part tiled walls, glazed window to side, spotlights, panelled bath with taps, walk in shower, WC, wash hand basin with mixer tap and vanity unit.

#### Externally

#### Rear Garden

The property benefits from a great size rear garden with commences with a paved patio area to the immediate rear and the remainder being laid to lawn and enclosed by screen panelled fencing, various outbuildings, sheds, summerhouses (to remain), side access to the front.

#### Frontage

The property is set well back from the road providing off street parking for ample vehicles with a lawned area.



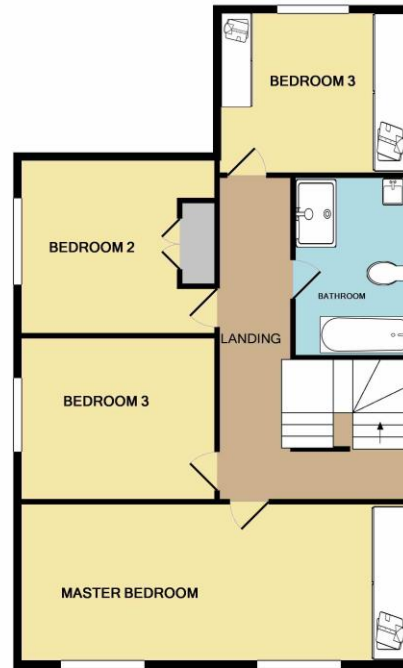








GROUND FLOOR



1ST FLOOR

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Price £750,000 Freehold

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