



FOR SALE
home.
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32
Belfairs Drive

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

Home Of Leigh are please to offer for sale this surprisingly spacious five bedroom detached family home, situated in a popular and convenient location which is within easy reach of the Broadway and mainline railway station giving direct access to London Fenchurch Street.

The accommodation is cleverly spread out over three floors and comprises; entrance hall, ground floor cloakroom, a west facing lounge, separate play room, utility room and a fabulous open plan kitchen & family area to the rear, overlooking the garden.

The first floor offers four well appointed bedrooms which are complimented by a modern four piece bathroom suite, whilst the top floor benefits from a large master bedroom complete with walk-in closet and en suite shower room.

Externally there is a great size rear garden with various areas creating a wonderful space for outside dining and entertaining, whilst to the front there is off street parking.



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 16'5 x 6'3

A spacious entrance hall with tiled flooring, stairs leading to the first floor accommodation, cornice to ceiling with central ceiling rose, understairs storage cupboard, radiator. Doors to:

Ground Floor Cloakroom 4'3 x 2'3

Modern two piece suite comprising: low level WC, wash hand basin with mixer tap and vanity unit beneath, half tiled to surrounding walls, smooth plastered ceiling with inset spotlighting, tiled flooring.

Lounge 15'2 into bay x 11'6

Double glazed bay window to front aspect with bespoke fitted Plantation shutters, wood flooring, feature fireplace with stone hearth and surround, bespoke fitted twin alcove storage cupboards with shelving above, coved cornice to ceiling with ceiling rose, radiator.

Playroom 8'11 x 8'7

Wood flooring, smooth plastered ceiling with inset spotlighting, dado rail, radiator.



Lounge and Dining Area 23'10 x 17'10

A fantastic room with double glazed bi-folding doors to rear giving access to the rear garden, continuation of tiled flooring with underfloor heating, coved cornice to ceiling with inset spotlighting, feature roof lantern.

Utility Room 8'5 x 4'1

Sink unit inset into a range of worksurfaces with cupboards beneath, wall mounted boiler (n/t), matching eye level wall mounted units, tiled flooring, smooth plastered ceiling with inset spotlighting.

First Floor Landing 14'11 max x 11'8 max

Double glazed window to front aspect, wood flooring, smooth plastered ceiling with inset spotlighting, stairs to the second floor. Doors to:

Bedroom Two 11'9 x 11'7

Double glazed window to front aspect with bespoke fitted Plantation shutters, wood flooring, smooth plastered ceiling, picture rail, radiator.

Bedroom Three 11'9 x 11'5

Double glazed window to rear aspect with bespoke fitted Plantation shutters, wood flooring, smooth plastered ceiling, picture rail, two wall light points, radiator.

Bedroom Four 11'2 x 8'10

Double glazed window to rear aspect with bespoke fitted Plantation shutters, wood flooring, smooth plastered ceiling, picture rail, radiator.



Open Plan Kitchen and Family Room 28'3 < 18'5 x 23'1

A fabulous open plan living space with two clearly defined areas as follows:

Kitchen 12'7 x 9'5

Double glazed window to rear aspect with bespoke fitted Plantation shutters. tiled flooring with underfloor heating. The kitchen is fitted to include a one and a quarter bowl sink inset into a range of granite worksurfaces with cupboards and drawers beneath, twin built in AEG ovens, integrated electric four ring hob with extractor hood above and matching microwave, full height integrated fridge and matching separate freezer, further range of matching eye level wall mounted units with lights beneath, integrated dishwasher, large breakfast bar with seating around, door to utility room. Open plan to:

Bedroom Five 8'10 x 8'7

Double glazed window to front aspect with fitted Plantation shutters, wood flooring, feature half wood panelling to surrounding walls, built in wardrobes, smooth plastered ceiling, feature vertical radiator.

Family Bathroom 9'8 x 6'1

Double glazed obscure window to rear aspect, modern four piece suite comprising; bath with mixer tap, wash hand basin, fully tiled shower cubicle, low level WC, fully tiled to surrounding walls, tiled flooring, smooth plastered ceiling, heated towel rail.

Second Floor Landing

Double glazed window to front aspect, wood flooring. Door to:

Master Bedroom 21'8 x 11'6

Double glazed window to rear aspect, two Velux windows to front, wood flooring, smooth plastered ceiling with inset spotlighting, two wall light points, two feature vertical cast iron radiators. Doors to:

Walk-In Closet 8'9 x 6'4

Double glazed window to rear aspect, wood flooring, further walk in eaves storage cupboard, smooth plastered ceiling with inset spotlighting.

En-Suite Shower Room 8'9 x 8'7

Velux window to front aspect - please note that there is planning for an en-suite, although the suite has not been fitted.

Externally

Rear Garden

The property benefits from a great size east backing rear garden which is totally laid with artificial lawn with a block paved patio area to the immediate rear, side access to the front, further block paved patio area to the extreme rear with brick built bbq and bespoke fitted bench seating.

Frontage

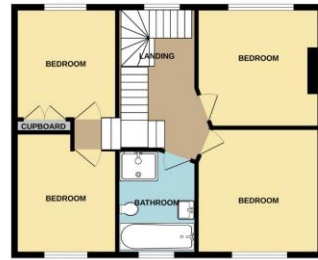
Block paved providing off street parking for one car.











TOTAL FLOOR AREA : 2038 sq.ft. approx.
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Price £800,000 Freehold

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