



17 Clatterfield Gardens

17 Clatterfield Gardens Westcliff-on-Sea Essex SS0 0AU

Home Of Leigh are super excited to offer for sale this surprisingly spacious four bedroom semi detached character house which is located in an enviable position backing directly onto open playing fields and is being offered with the huge advantage of no onward chain.

The accommodation is cleverly spread out over three floors and comprises; entrance porch, a spacious entrance hall, ground floor cloakroom, lounge, separate dining room plus a spacious open plan kitchen/breakfast room overlooking the rear garden.

To the first floor there are three well appointed bedrooms and a modern family bathroom with separate WC, whilst to the second floor there is a fabulous master bedroom with wonderful views over open playing fields, a separate dressing room and en suite shower room. There is also a useful study on the second floor.

Externally the property boasts a secluded rear garden and off street parking to the front.



Situated on a picturesque tree-lined road, this family home is ideally located close to local schools, making it perfect for families. Additionally, it is just a short walk to Chalkwell train station, providing easy access to transport links, and is conveniently near Southend Hospital.

Accommodation Comprises

The property is approached via double glazed lead light double doors leading to:

Entrance Porch 5'1 x 2'3

Tiled flooring, attractive coloured lead light entrance door leading to:

Entrance Hall 16'8 x 10'6

A great size entrance hall with black and white tiled flooring throughout, stairs leading to the first floor accommodation with understairs storage cupboard, coved cornice to smooth plastered ceiling with ceiling rose, picture rail, dado rail, radiator with attractive lattice cover. Doors to:

Lounge 18'1 into bay x 13'8

A great size main reception room with double glazed lead light bay window to front aspect, coved cornice to smooth plastered ceiling with central ceiling rose, feature fireplace with inset log burner, tiled hearth and attractive wooden surround, picture rail, radiator with attractive lattice cover.



matching eye level wall mounted units, coved to smooth plastered ceiling with inset spotlighting, radiator, additional cast iron effect radiator, tiled flooring, built in storage cupboard. Door to:

Ground Floor Cloakroom 6'5 x 3'5

Double glazed lead light obscure window to front aspect, modern two piece suite comprising; pedestal wash hand basin, high flushing WC, tiled flooring, coved to smooth plastered ceiling, radiator.

First Floor Landing 12'4 x 8'2

Double glazed lead light coloured window to side aspect, carpeted, stairs leading to the second floor accommodation, smooth plastered ceiling, dado rail, picture rail. Doors to:

Bedroom One 19'1 into bay x 12'7

Double glazed lead light bay window to front aspect, carpeted, feature cast iron effect fireplace with tiled hearth and attractive surround, coved cornice to smooth plastered ceiling with central ceiling rose, picture rail, radiator with attractive lattice cover.

Bedroom Two 15'9 x 11'7

Double glazed lead light windows to rear aspect with central door giving access out onto a balcony.

Bedroom Four 10'6 x 6'1

Double glazed lead light bay window to front aspect, carpeted, coved ceiling with central ceiling rose, picture rail, radiator with an attractive lattice cover.

Bathroom 8'1 x 7'9

Lead light obscure window to rear aspect, three piece suite



Separate Dining Room 18'6 x 11'6

Double glazed windows to rear with central French doors giving access to the rear garden, wood flooring, coved cornice to ceiling with central ceiling rose, feature cast iron effect fireplace with tiled hearth and attractive wooden surround, picture rail, dado rail, two radiators.

Kitchen Breakfast Room 19'1 x 12'3 max

Double glazed lead light windows to both rear and side aspect with additional double glazed door to the garden. The kitchen is fitted to include a Butler sink with mixer tap inset into a range of granite worksurfaces with an abundance of cupboards and drawers beneath, freestanding Range cooker (to remain), appliance space for American style fridge freezer, further appliance space and plumbing for washing machine, integrated dishwasher, further range of

comprising; claw footed rolled top bath with mixer tap and shower attachment, fully tiled shower cubicle, pedestal wash hand basin, attractive wood panelling to waist height, tiled flooring, coved to smooth plastered ceiling with inset spotlighting, radiator.

Separate WC 5'1 x 3'1

Obscure lead light window to side aspect, low level WC, tiled flooring, coved to smooth plastered ceiling with inset spotlighting, radiator.

Second Floor Landing

Double glazed obscure coloured lead light window to side aspect, carpeted, smooth plastered ceiling, dado rail. Doors to:

Master Bedroom 16'6 x 15'2

Double glazed window to rear aspect and additional double glazed French doors with Juliet balcony to rear overlooking playing fields, carpeted, smooth plastered ceiling, radiator. Doors to:

Walk-In Closet 9'2 x 5'1

Velux window to front aspect, bespoke range of fitted cupboards, drawers and ample hanging space, carpeted, smooth plastered ceiling with inset spotlighting.

En-Suite Shower Room 5'7 x 5'6

Double glazed obscure lead light window to side aspect, modern three piece suite comprising; fully tiled shower cubicle, low level WC, wash hand basin with mixer tap and vanity cupboards beneath, smooth plastered ceiling with inset spotlighting, tiled flooring, heated towel rail.

Office Bedroom Five 9'9 x 5'5 x 9'8

Velux window to front aspect, carpeted, smooth plastered ceiling, built in eaves cupboard, additional built in storage cupboard housing boiler (n/t), radiator.

Externally

Front Garden

The property benefits from a block paved frontage providing off street parking for several vehicles.

Rear Garden

The rear garden commences with a shingled patio area to the immediate rear with the remainder being laid to lawn and enclosed by screen panelled fencing, garden shed, outside lighting and water tap, access to front.











Price: £699,995 Freehold

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