



29 Ewan Way

29 Ewan Way Leigh-On-Sea Essex SS9 3RA

Home Of Leigh are very excited to bring to the market this deceptively spacious four bedroom detached family house. Located in the heart of the sought after Highlands Estate and therefore within walking distance of Belfairs Woods and Nature Reserve, this wonderful property boasts a recently fitted open plan kitchen/family room which overlooks a fabulous south facing rear garden.

The accommodation comprises; entrance porch, hallway, lounge, an incredible open plan kitchen breakfast room with steps down to a garden room, rear hallway, ground floor shower room and utility to the ground floor with landing, four bedrooms – the master suite comprising; bedroom, en-suite, walk in wardrobe and a mezzanine floor, additional four piece family bathroom to the first floor.

The property also benefits from radiator heating which is served by gas boiler with underfloor heating to the en-suite bathroom and which is further enhanced by the replacement double glazing throughout.

The property is ideally placed for local shops and schools suiting and catering for all ages whilst Leigh's bustling Broadway, Mainline Station with C2C services to London and the Old Town with its river



frontage are also within easy reach.

Accommodation Comprises:

The property is approached via part glazed double doors leading to:

Entrance Porch: 6'7 x 2'5

Down lighters, quarry tiled floor and further hardwood entrance door with opaque Bullseye glazed insert to:

Entrance Hall: 11'8 x 6'4

Opaque lead light window to the side, coving cornice, dado rail, stairs rising to first floor landing with storage cupboard under, boxed and grilled radiator.

Lounge: 18'6 x 11'10

Arched opaque lead light glazed feature windows to the side and double glazed lead light bay window to the front, coving cornice, dado rail, wall light points, feature open fireplace, boxed and grilled radiator.

Open Plan Kitchen & Family Room: 25'7 x 19'4

A fabulous south facing room with two clearly defined areas as follows:

Kitchen/Breakfast Room: 18'8 x 11'6

The kitchen is fitted to include a one and a quarter bowl sink unit with mixer tap, inset into a range of Quartz work surfaces which continue to the expanse of most walls with cupboards and drawers beneath, integrated twin ovens (one microwave combined), four





garden, down lighters, coving cornice, dado rail, radiator and tiled flooring.

Ground Floor Shower Room: 9'3 x 2'10

Opaque double glazed window to the rear, down lighters, coving cornice, extractor, tiled and glazed shower, pedestal wash hand basin, close coupled WC, radiator and tiling to half wall height and tiled flooring.

Utility Room: 8'1 x 6'2

Rolled edge work surfaces with inset circular stainless steel sink and mixer tap with space and plumbing for washing machine below, tiled splash backs, radiator and door to garage.

First Floor Landing:

Opaque double glazed window to the side, coving cornice, access to loft room with power and light and dado rail, doors to:

Master Bedroom: 13' x 12'8

Double glazed lead light window to rear aspect, carpeted, coving cornice, walk in wardrobe, cupboard housing hot water tank, boxed and grilled radiator, steps rising to mezzanine level.

En-Suite Bathroom: 6'10 x 5'9

Double glazed lead light window to the rear, down lighters, down lighters, extractor, modern white suite of panelled bath with Waterfall mixer tap and separate multi head thermostatically controlled shower over, pedestal wash hand basin with mono-bloc Waterfall tap, close coupled WC, chrome heated towel rail, tiling to half wall height and tiled floor with underfloor heating.



ring electric hob with integrated extractor, further range of matching eye level wall mounted units with concealed lighting beneath, integrated full height fridge, dishwasher and wine fridge all of which are to remain, built-in bin storage, fitted breakfast bar with seating, engineered wood flooring, smooth plastered ceiling with inset spotlighting, radiator.

Family & Dining Area: 19'4 x 13'

Double glazed bi-folding doors with integrated blinds to rear giving access to the rear garden, a continuation of engineered wood flooring, smooth plastered ceiling with inset spotlighting, door to rear lobby, radiator.

Inner Hallway: 7'3 x 4'9

Double glazed lead light window and door leading onto the rear

Mezzanine 9'3 x 8'9

Velux window to the side, Further access to eaves storage space.

Bedroom Two: 14' x 10'6

Double glazed lead light window to the front, coving cornice, dado rail, radiator.

Bedroom Three: 11' < 9'2 x 9'5

Opaque double glazed lead light window to the side, coving cornice, built in double wardrobes, radiator.

Bedroom Four: 9'7 x 8'

Double glazed lead light windows to the front and side, built in cupboards, coving cornice, radiator.

Family Bathroom: 8'8 x 5'8

Opaque double glazed window to the side, down lighters, coving cornice, extractor, white suite of panelled bath, separate multi head tiled and glazed shower, pedestal wash hand basin, close coupled WC, chrome heated towel rail, tiling to half wall height and tiled floor.

Externally:

Rear Garden:

The property benefits from a fantastic south rear garden which commences with an attractive raised decked patio area to the immediate rear, a great space for outside dining and entertaining and with steps down to the remainder of the garden which is laid to lawn with flowers, shrubs and trees all of which is enclosed by screen panelled fencing.

Front Garden:

Paved providing off street parking for several vehicles with access to attached garage with Up and Over door, power and light connected and pedestrian door to the utility room.







TOTAL FLOOR AREA : 1738 sq.ft. approx.
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Price £699,995 Freehold

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