



\* £585,000- £615,000 \* PARKING FOR THREE \* WEST-FACING LANDSCAPED GARDEN \* FOUR DOUBLE BEDROOMS PLUS AN OFFICE \* UTILITY ROOM AND DOWNSTAIRS W/C \* MULTIPLE BATHROOMS \* OPEN-PLAN LAYOUT WITH SEPARATE LOUNGE \* HIGH-LEVEL FINISH THROUGHOUT \* COMPLETE ONWARD CHAIN \* This incredible home has an enviable level of finish combined with bright living spaces spread across three floors. The accommodation is comprised of; a landscaped driveway for three vehicles, a welcoming entrance hall with access to the downstairs W/C and office/possible fifth bedroom, a separate lounge to the front, an open-plan kitchen-diner to the rear with attached utility room, four double bedrooms on the upper two floors with a family bathroom, two en-suites and two walk-in wardrobes. To the rear there is a west-facing garden which has been carefully landscaped and the location is incredibly quiet with only a walk to Leigh train station for London commuters. There are amenities and bus links on the London Road and the property is available to view now and will surely go quickly!

- Incredibly quiet location a short walk to Leigh Station
- Parking for up to three vehicles
- Impressive open-plan kitchen/diner
- Office and separate lounge to the front
- West-facing landscaped garden
- Four double bedrooms with three bathrooms
- High quality level of finish throughout
- Utility room and downstairs W/C
- Accommodation spread over three floors
- Onward chain complete

## Alma Close

Hadleigh

**£585,000**

Price Guide



# Alma Close



## Frontage/Parking

Landscaped driveway providing parking for three vehicles with side access, fencing, outside lighting and a composite front door with an obscured double glazed sidelight leading to:

## Entrance Hallway

Access to downstairs W/C, carpeted winder staircase rising to first floor landing with storage cupboard underneath, radiator, spotlighting, skirting and engineered wood flooring.

## Front Lounge

11'7" x 11'7"

UPVC double glazed window to front aspect, radiator, spotlighting, skirting and engineered wood flooring.

## Office/Possible Bedroom Five

10'8" x 6'7"

UPVC double glazed window to front aspect, radiator, spotlighting, skirting and engineered wood flooring. (House is hardwired for internet use).

## Downstairs W/C

Radiator, vanity unit with wash basin, chrome mixer tap and a tiled splashback, low-level W/C, extractor fan, skirting and engineered wood flooring.

## Kitchen-Diner

22'3" x 10'9"

Aluminium double glazed bi-folding doors with an awning as you step into the west-facing garden, a UPVC double glazed window to rear aspect, utility room access, gloss white kitchen units both wall-mounted and base level comprising: four ring burner AEG induction hob with extractor hood over, integrated eye-level AEG oven and grill, integrated Bosch dishwasher, 1.5 sink with routed drainer set into Corian worktops with a three-seater breakfast bar, double radiator, spotlighting, decorative wall paneling, skirting and engineered wood flooring.

## Utility Room

8'2" x 4'11"

Obscured UPVC double glazed window to side aspect, wooden worktops with white gloss kitchen units for storage as well as space for two under counter appliances, stainless steel sink with brushed nickel mixer tap, radiator, boiler cupboard, extractor fan, skirting and engineered wood flooring.

## First Floor Landing

Obscured UPVC double glazed window to side aspect, large airing cupboard, carpeted staircase rising to second floor landing, spotlighting, skirting and carpet.

## Bedroom Two

13'10" x 10'10"

UPVC double glazed window to rear aspect, access to walk-in wardrobe, access to en-suite, radiator, spotlighting, skirting and carpet.

## Walk-in Wardrobe to Bedroom Two

8'0" x 4'7"

Radiator skirting and carpet.

## En-Suite to Bedroom Two

7'9" x 5'8"

Obscured UPVC double glazed window to rear aspect, walk-in shower with drencher head and secondary shower attachment, floating vanity unit with wash basin, chrome mixer tap and tiled splashback, low-level W/C, chrome radiator, spotlighting, extractor fan, partial wall tiling and floor tiling.

## Bedroom Three

11'5" x 10'11"

UPVC double glazed window to front aspect, radiator, spotlighting, skirting and carpet.

## Bedroom Four

10'9" x 10'6"

UPVC double glazed window to front aspect, radiator, spotlighting, skirting and carpet.

## Four-Piece Family Bathroom

7'11" x 5'10"

Obscured UPVC double glazed window to side aspect, shower cubicle with drencher head and secondary shower attachment, tiled bath, floating vanity unit with wash basin, chrome mixer tap and tiled splashback, low-level W/C, chrome radiator, extractor fan, spotlighting, partial wall tiling and floor tiling.

## Master Bedroom (Top Floor)

17'7" x 13'1"

Two UPVC double glazed Velux windows to rear aspect, access to walk-in wardrobe, access to en-suite, double radiator, spotlighting, skirting and carpet.

## Walk-in Wardrobe to Master

9'7" x 5'4"

Eaves storage cupboards, radiator, spotlighting, skirting and carpet.

## En-Suite to Master

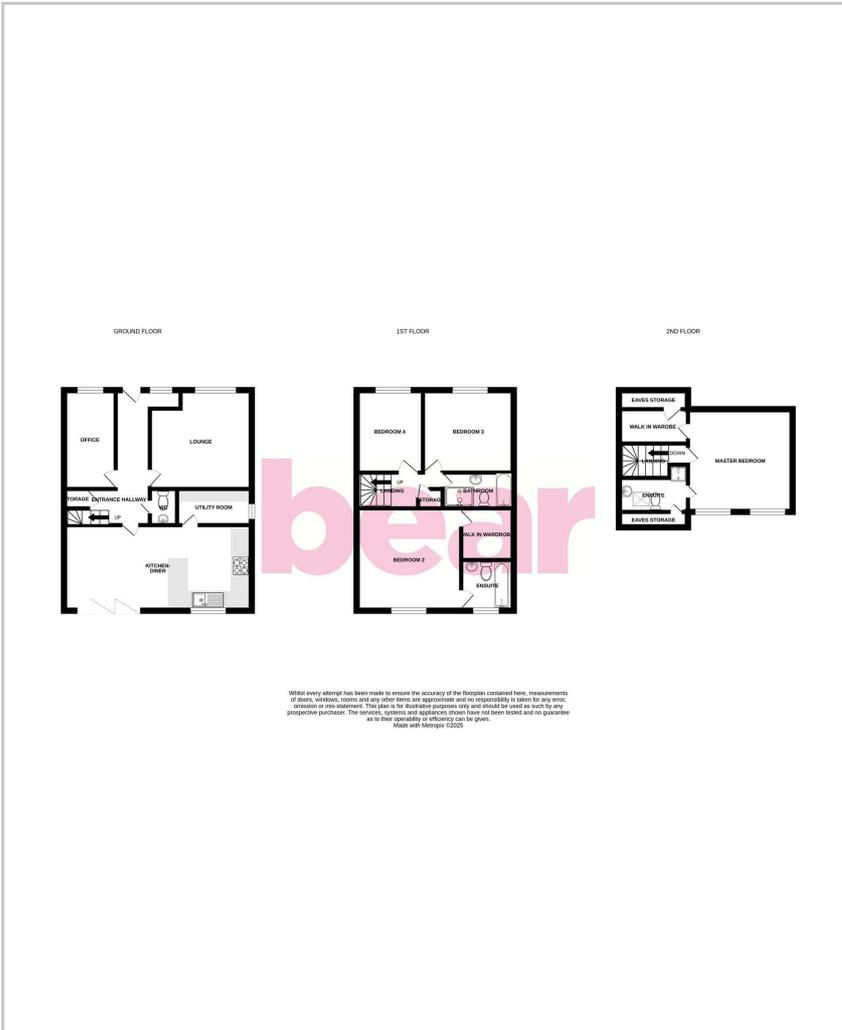
UPVC double glazed Velux window to front aspect, shower cubicle with drencher head and secondary shower attachment, low-level W/C, floating vanity unit with wash basin, chrome mixer tap and a tiled splashback, chrome towel radiator, eaves storage, extractor fan, spotlighting, skirting and a tiled floor.

## West-Facing Rear Garden

Landscaped garden with an electric awning in front of the bi-fold doors to remain, a low-maintenance artificial lawn and a paved seating area with mature planting for screening with lighting in the raised borders, side access and a shed to remain.



# Floor Plan



# Area Map



# Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

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# Energy Efficiency Graph

