

**SCOTT &  
STAPLETON**

**WOODLANDS PARK**  
Leigh-On-Sea, SS9 3TY  
**£1,550,000**





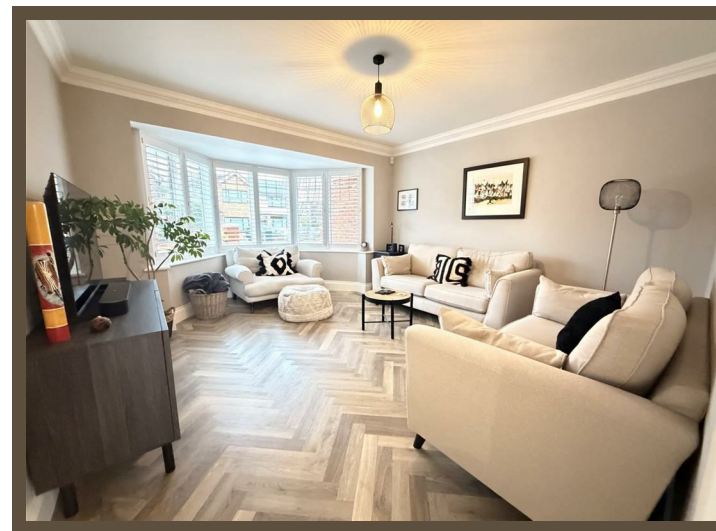
## **WOODLANDS PARK**

**£1,550,000**

**LEIGH-ON-SEA, SS9 3TY**

Scott & Stapleton are privileged with instructions to offer for sale this impressive detached family home located within the popular Woodlands Park location benefitting from a superb detached leisure complex with indoor heated swimming pool.

This stunning property has been extended and improved by the current vendor to the highest standards and provides spacious accommodation over 3 floors to include a large welcoming entrance hall, 3 impressive reception rooms, luxury fitted kitchen/family room 27' x 12' with integrated appliances, utility & ground floor cloakroom.



## Accommodation comprises

Solid wooden entrance door with glazed inset and adjacent windows.

## Entrance hall

5.2 x 3.4 (17'0" x 11'1")

Large, impressive entrance with UPVC double glazed window to front with fitted shutters. Stairs to first floor, Amtico flooring with underfloor heating, coved ceiling.

## Ground floor cloakroom

1.7 x 1.4 (5'6" x 4'7")

Obscure UPVC double glazed window to side. Luxury white suite comprising of low level WC with concealed cistern & wall mounted wash hand basin with mixer tap. Part wood panelled walls, Amtico flooring with underfloor heating, coved ceiling, ceiling spotlights, extractor fan.

## Kitchen/family room

8.3 x 3.8 (27'2" x 12'5")

Magnificent room with bi-folding doors to rear on to garden, further UPVC double glazed window to rear. Vast array of high quality base & eye level Shaker style units with built in larder & impressive, matching island. Integrated appliances including fridge/freezer, double electric oven, separate 5 ring induction hob, extractor fan, dishwasher & wine cooler. Quartz worktops with matching upstand, inset stainless steel circular sink with mixer tap. Amtico flooring with under floor heating, ceiling spotlights. Open plan in to lounge area.

## Lounge

6.8 x 3.4 (22'3" x 11'1")

Bi folding doors to rear & side on to garden. Amtico flooring with underfloor heating, ceiling spotlights.

## Sitting room

4.7 x 3.8 (15'5" x 12'5")

UPVC double glazed bay window to front with fitted shutters. Amtico flooring with underfloor heating, coved ceiling.

## Dining room

3.8 x 3.6 (12'5" x 11'9")

UPVC double glazed window to rear, bi-folding doors to side on to garden. Amtico flooring with underfloor heating.

## Utility room

3.7 x 1.9 (12'1" x 6'2")

Range of luxury fitted Shaker style units to 1 wall. Integrated microwave oven, spaces for American style fridge/freezer, washing machine & tumble dryer. Quartz worktops with matching upstand, inset stainless steel one and a quarter bowl sink unit with mixer tap. Amtico flooring with underfloor heating, coved ceiling with ceiling spotlights. Courtesy door to garage.

## First floor landing

4.8 x 2 (15'8" x 6'6")

UPVC double glazed window to front with fitted shutters. Stairs to second floor. Radiator, coved ceiling.

## Master bedroom suite

### Bedroom area

3.8 x 3.7 (12'5" x 12'1")

UPVC double glazed window to front with fitted shutters. Radiator, coved ceiling. Open in to dressing area.

### Dressing area

3 x 2.2 (9'10" x 7'2")

Luxury range of fitted wardrobes to 2 walls. Ceiling spotlights. Door to en suite.

## En suite

2.7 x 1.7 (8'10" x 5'6")

Obscure UPVC double glazed window to rear. Luxury white suite comprising of double shower cubicle, low level WC with concealed cistern & wall mounted wash hand basin with mixer tap. Part tiled walls, tiled floor, heated towel rail, ceiling spotlights, extractor fan.

## Bedroom 2

6.7 x 3.4 (21'11" x 11'1")

UPVC double glazed window to rear with fitted shutters. Large room with separate sitting or gaming area, radiator.

## Bedroom 3

3.3 x 2.9 (10'9" x 9'6")

UPVC double glazed window to front with fitted shutters. Radiator, range of fitted wardrobes with pull down bed to 1 wall.

## Family bathroom

3.2 x 2.5 (10'5" x 8'2")

Obscure UPVC double glazed window to rear. Luxury 4 piece white suite comprising of freestanding bath with mixer tap, separate shower cubicle, low level WC with concealed cistern & wall mounted wash hand basin with mixer tap. Part tiled walls, tiled floor, heated towel rail, ceiling spotlights.

## Second floor landing

3.4 x 1.6 (11'1" x 5'2")

Eaves storage cupboard, ceiling spotlight. Door to bedroom 4

## Bedroom 4

5.9 x 3.2 increasing to 4.2 (19'4" x 10'5" increasing to 13'9")

Large L shaped room with UPVC double glazed window to rear with fitted shutters. Eaves storage cupboards, radiator. Door to en suite.

## En suite

2 x 1 (6'6" x 3'3")

Obscure UPVC double glazed window to side. Luxury suite comprising of shower cubicle, low level WC & pedestal wash hand basin with mixer tap. Part tiled walls, tiled floor, heated towel rail, ceiling spotlights, extractor fan.

## Front garden

The property is set well back from the road and is approached via a large sweeping block paved 'in & out' driveway providing ample off street parking leading the garage to a covered porch. There is a brick retaining wall to the front boundary with flower & shrub borders. Outside lighting, tap & power points, pedestrian access to rear.

## Garage

5.9 x 3.6 (19'4" x 11'9")

Electric up & over door to front. Courtesy door to rear leading to utility room. Wall mounted boiler & hot water tank (not tested), power points, lighting, meters.

## Rear garden

Sunny, secluded, south facing rear garden commencing with large patio with remainder laid to well tended lawn with an abundance of trees, shrubs & flowers. Fully fenced, outside lighting, taps & power points. Central ceramic tiled pathway leading to leisure complex.

## Award Winning Leisure complex/indoor swimming pool

10 x 5.5 (32'9" x 18'0")

Truly stunning cedar clad building with large, full height sliding glass doors & 4 large roof lanterns with electric opening. Tiled, heated swimming pool with matching jacuzzi in ceramic tiled surround. Hiddea counter current swim/training machine. WINNER of Gold and Silver Standard British Pool & Hot Tub Awards. Large storage cupboards housing heating & filtration systems, further storage cupboards & wine cooler.

## Steam room

1.7 x 1.2 (5'6" x 3'11")

Fully tiled with fitted seating

## Shower/changing rooms

1.5 x 1.3 (4'11" x 4'3")

Obscure UPVC double glazed window. Shower, low level WC & wall mounted wash hand basin with mixer tap. Fully tiled walls & floor, ceiling spotlights, extractor fan.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	