

**SCOTT &
STAPLETON**

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





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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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales	EU Directive 2002/91/EC		