



## Leigh-On-Sea, Guide Price £600,000 \_ £625,000, 3 Bed Detached House

This Modern Family Home Property was Specially Designed and Built for the Current Owners just 5 Years ago to the Highest Specification. Two / Three Bed Detached and "Still under Warranty". In a Highly Desirable Road joining "Woodside" with Nature Reserve & Golf Course just a Few Minutes Walk.

Council Tax Band: D EPC Rating: B Tenure: Freehold



ESSEX GUILD HOMES

WE VALUE PEOPLE, NOT JUST PROPERTY

Leigh-on-Sea, Essex, SS9 4RQ

**"NO CHAIN" PROPERTY BUILT JUST 5 YEARS AGO AND STILL UNDER WARRANTY**

**INDIVIDUALLY DESIGNED AND BUILT TO THE HIGHEST SPECIFICATION INCLUDING "APP CONTROLLED" SOFT WATER SYSTEM**

**HIGHLY DESIRABLE LOCATION IN A ROAD ADJOINING "WOODSIDE" AND JUST MINUTES FROM NATURE RESERVE AND GOLF COURSE**

**FEATURE LIGHTING AROUND THE PROPERTY INCLUDING THE KITCHEN & ISLAND AND THE EN-SUITE**

**CURRENTLY TWO BEDS BUT THE SELLER COULD EASILY CONVERT THE DRESSING ROOM TO BED THREE**

**BEAUTIFUL OPEN PLAN LIVING WHICH FLOWS SEAMLESSLY FROM THE LOUNGE TO THE KITCHEN AND IN TO THE DINING & GARDEN**

**THE DINING ROOM WITH HIGH VAULTED CEILING HAS FOLDING DOORS TO THREE WALLS / TWO TO OUTSIDE / ONE SET TO THE KITCHEN**

**SOUTH FACING SOLAR PANELS FITTED TO MINIMISE BILLS**

**FUTURE OPPORTUNITY TO HAVE A "HOME LIFT" FITTED IF REQUIRED**

**REMOTE "APP CONTROLLED" PLUMBED UNDERFLOOR HEATING TO THE GROUND FLOOR WITH KARDEAN FLOORING & FLOOR TILES TO BATHROOM**

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**Energy Performance Rating: B**

**Council Tax Band: D**

**Inspected By: Thomas Devlin-James**

**Disclaimer:** The measurements indicated are supplied for guidance only, potential buyers are advised to re-check the measurements before committing to any expense.

**Rooms:**

**L-Shaped Entrance Hall** with Three Full Height Cupboards  
13' 3" max x 13' max (4.04m x 3.96m)

**Modern Open Plan Living / Lounge to Kitchen**  
23' 1" x 20' 10" (7.03m x 6.35m)

**Lounge** with Bay Window to Front  
13' 7" x 12' 8" (4.14m x 3.86m)

**Bespoke Fitted Kitchen**

with Large Island / Corian Worktop / Multiple Seating Area Around / Wine Fridge and Array of Built-In Cupboards and Drawers Below  
21' 9" x 9' 10" (6.62m x 2.99m)

**Fitted appliances include:** Coffee Machine, Fridge, Freezer, Wine Fridge, Dishwasher, Washing Machine, Cooker, Extractor and Hob

**Dining Room / Reception**

with High Vaulted Ceiling and Two Sets of Folding Doors to Garden  
11' 8" x 11' 8" (3.55m x 3.55m)



**Ground Floor Bedroom Two** with Bay Window to Front  
11' 3" x 10' 5" (3.43m x 3.17m)

**Ground Floor Shower Room** Fully Fitted with Luxury Suite  
8' 8" x 6' (2.64m x 1.83m)

**Stairs Lead to Upper Floor** with Feature Low Level Sensor Lighting

**First Floor Landing** with Neutral Decor and Carpeting,  
Door Gives Access to 8ft 10 Walk-In Cupboard

**Master Bedroom "Great Size"** with Three Windows affording Distant  
Views and Open to an Amazing Dressing Room  
22' 8" max x 17' 7" (6.90m x 5.36m)

**Stunning Bespoke Dressing Room / Bedroom Three**  
13' 5" max x 8' 10" max (4.09m x 2.69m)

Currently Fully Furnished as a Very Well Appointed Designer Dressing Room  
Accessed via the Master Suite and Can Easily be converted by the Seller into  
the Third Bedroom if needed.

**Luxury First Floor Bathroom**  
with Freestanding Bath and Floor Standing Bath Tap and Flexible Attachment  
11' 10" x 6' 6" max (3.60m x 1.98m)

**Beautiful Low Maintenance Garden / Lovely Sun Trap**  
with Full Width Folding Doors to Dining Room then Onwards to the Kitchen

**Front Garden and Parking** with Feature Brick Wall to Front and "Step  
Free Wheelchair Friendly Access" to Front Door

**Notes:**

Designed to be the current sellers "Last Move" so the accommodation was  
designed with the Future Opportunity to have a "Home Lift" or Stair Lift Fitted.  
South Facing Solar Panels Fitted to Minimise Future Bills.









