

Clatterfield Gardens, Westcliff-On-Sea

£695,000

home.

30 Clatterfield Gardens
Westcliff-On-Sea
SS0 0AX

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- Beautifully Appointed & Spacious Detached Family Home
- Three/Four Bedrooms
- Superbly Renovated & Maintained By The Current Owners
- Incredible Open Plan Living Space With Kitchen, Dining, Living & Snug Areas
- Master Bedroom With En-Suite Shower Room
- Sunny South Backing Rear Garden With Purpose Built Garden Room
- Ample Off Street Parking



Interested?

Give us a call or request a viewing below. Our team are always on-hand and willing to help you.

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Home Of Leigh are super excited to offer for sale this beautifully appointed and surprisingly spacious four bedroom detached family home which has been superbly renovated and maintained by the current owners to an exceptionally high standard throughout and benefits from a sunny south backing rear garden.

The accommodation includes a spacious entrance hall, ground floor cloakroom, an incredible open plan living space with kitchen, dining, living and snug areas all of which back south on to the rear garden. There is also a separate utility room to the ground floor along with a master bedroom and en suite shower room and further study which could also be utilised as a fourth bedroom if required.

To the first floor there are two further well appointed bedrooms which share a modern bathroom.

Externally the property boasts a south backing rear garden with a cool purpose built garden room, whilst to the front there is a great size frontage providing ample off street parking.

Accommodation Comprises:
The property is approached via part double glazed entrance door leading to:

Entrance Hall:
33'2 (max) x 12'6 (max)
A great size entrance hall with Karndean style wood flooring throughout, stairs with glass balustrade leading to the first floor landing, built-in storage cupboard, two radiators, doors to:

Ground Floor Cloakroom:
5'2 x 3'2
Double glazed obscure window to side aspect, modern two piece suite comprising; low level WC, bidet, wash hand basin with mixer tap, half tiled to surrounding walls, Karndean style wood flooring, radiator.

Fourth Bedroom/Study:
10'5 x 5'9
Double glazed window to front aspect with bespoke fitted plantation shutters, Karndean style wood flooring, bespoke range of fitted furniture to remain, radiator.

Ground Floor Master Bedroom:
16'1 x 12'8
Double glazed windows to front aspect with bespoke fitted plantation shutters, Karndean style wood flooring, range of fitted wardrobes and matching bedroom furniture, two radiators, door to:

En Suite Shower Room:
7'9 x 7'8
Two double glazed obscure windows to side aspect with bespoke fitted plantation shutters, modern four piece suite comprising; fully tiled shower cubicle, low level WC, twin wash hand basins with vanity storage beneath, half tiled to surrounding walls, tiled flooring, under floor heating, heated towel rail.

Utility Room:
7'3 x 5'2
Double glazed window to side aspect with bespoke fitted plantation shutters, Karndean style wood flooring, modern sink unit with mixer tap, inset into work tops with cupboards beneath, appliance space and plumbing for washing machine and tumble dryer, boiler and hot water tank (not tested).

Open Plan Kitchen & Family Space:
An incredible south facing living space with clearly defined areas as follows:

Kitchen/Breakfast:
15'8 x 10'9
Double glazed bi folding doors to rear giving access to the garden. Fitted to include a modern sink unit with Quooker boiler water mixer tap inset into a range of work surfaces with cupboards and drawers beneath, range of integrated NEFF appliances which include twin built-in ovens with additional steam oven and microwave oven, two full height fridges and two separate full height freezers, four ring electric hob with additional two ring gas hob with extractor hood above, further range of matching eye level wall mounted units, bin storage, feature roof lantern, fitted breakfast bar with seating around, Karndean style wood flooring with under floor heating.









Lounge & Dining:
27'11 x 15'1
A wonderful space with a continuation of Karndean style wood flooring with underfloor heating, feature roof lantern, double glazed bi folding doors to the garden room, access to snug/reading area.

Reading Area:
9'9 x 7'1
With a continuation of Karndean style wood flooring, radiator, door to hallway.

Garden Room:
13'1 x 8'5
Double glazed bi folding doors to the rear garden and windows to rear, Karndean style wood flooring, two radiators.

First Floor Landing:
Velux window to side aspect, doors to:

Bedroom Two:
13'10 x 12'3
Two Velux windows to opposing side aspects, Karnden style wood flooring, range of fitted floor to ceiling wardrobes, built-in eaves storage cupboards, radiator.

Bedroom Three:
13'10 (max) x 13'9
Velux windows to rear and side aspects, Karndean style wood flooring, range of fitted floor to ceiling wardrobes, radiator.

Bathroom:
7'1 x 5'7
Double glazed obscure window to side aspect, modern suite comprising; bath with mixer tap, low level WC, wash hand basin with mixer tap and vanity storage beneath, tiled flooring with under floor heating, heated towel rail.

Externally:
The property benefits from a secluded south backing rear garden which commences with an attractive raised patio area to the immediate rear with steps down to the remainder of the garden which is laid with artifical lawn and enclosed by screen panel fencing. There is side access to the front and further access to the Summer House.

Summer House:
16'11 x 10'10
Double glazed windows and French doors, power and lighting connected, wall mounted electric heaters, access to a further storage area measuring 11'1 x 6'1.

Front Garden:
The front of the property is paved providing off street parking for several vehicles.

Agents Note
There is planning permission for a top floor extension.



















Property Details

4 Bedrooms
2 Bathrooms
2 Reception Rooms
House - Detached

Approx. sq ft
EPC band: D
Tenure: Freehold
Council Tax Band: E

£695,000

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