



* £500,000- £550,000 * OUTBUILDING WITH BAR * Located in the popular Alma Close, on the Hadleigh/Leigh borders, this heavily extended three double bedroom semi-detached home offers an abundance of living space and a fantastic layout, perfectly suited to modern family life. The property boasts three spacious bedrooms, including a generous master bedroom complete with its own en-suite. There is also a modern three-piece family bathroom, along with a convenient ground-floor WC. A particular highlight of the home is the impressive open-plan kitchen and family room, which connects seamlessly with the lounge to create a superb space for everyday living and entertaining. The extensive accommodation also has the advantages of a utility room, a large larder cupboard and a front lounge area providing plenty of versatility while maintaining a bright and welcoming feel throughout. To the front, a driveway provides off-street parking for several large vehicles, while the integral garage offers further parking or useful storage space. Alma Close is ideally positioned for those looking to enjoy everything the surrounding area has to offer. Leigh Station is within walking distance, making the property well suited to commuters, while the shops, cafés, bars and restaurants of Leigh Broadway and the historic Old Town are also within easy reach. Hadleigh High Street is nearby, providing an additional selection of shops and everyday amenities. Generous extended living accommodation, excellent parking and a highly convenient location, this impressive family home is one that should be viewed to fully appreciate the space on offer.

- Heavily extended semi-detached house
- Impressive kitchen family room open plan to the lounge
- Modern three-piece bathroom, master bedroom en-suite and downstairs WC
- Driveway for several large vehicles and an integral garage
- Walking distance to Leigh Station, Broadway and Old Town
- Three double bedrooms
- Separate utility room and large larder cupboard
- Dressing room serving master bedroom
- Delightful rear garden with outbuilding
- Hadleigh High Street close by

Alma Close

Benfleet

£500,000

Price Guide



Alma Close



Frontage

Paved area creating parking for several large vehicles and access to the integral garage, side access to the rear garden, overhanging front porch, outside lighting, door to:

Entrance Hallway

18'11" x 5'7" > 4'3"

Smooth ceiling with a pendant light and inset spotlights, composite entrance door to the front, adjacent floor to ceiling obscured double glazed window, double glazed window to the side, large inset coconut rug, carpeted stairs rising to the first floor landing with a, open glass balustrade, built in oak wine rack with lighting under the stairs, radiator, real wood flooring, double door to the lounge, door to:

Kitchen Family Room

27'11" x 15'7"

Kitchen Area;

Smooth ceiling with inset spotlights and a feature pendant light. Modern kitchen comprising of; floor to ceiling units and centre island units with a chunky quartz worktop, five ring gas hob with an inset rising Faber extractor fan, 1.5 inset sink with a chrome mixer tap, integrated Bosch dishwasher, breakfast bar area, pan drawers, pull out bin storage, two integrated oven and grills, separate integrated grill, integrated combination microwave, floor to ceiling pull out larder cupboard, tiled flooring, opening to:

Dining Area:

Double glazed Velux windows to the rear, aluminium bi-folding door to the rear leading out to the garden, real wood flooring laid in Herringbone with underfloor heating.

Lounge

14'7" x 10'11"

Smooth ceiling, feature chimney breast with a dual fuel log burner with a slate hearth, double glazed bay windows to the front with fitted shutter blinds, real wood flooring, double doors leading back to the hallway.

Inner Hallway

9'1" x 3'2"

Smooth ceiling with inset spotlights, patterned tiled flooring, door to the larder cupboard, door to:

Downstairs WC

4'3" x 3'2"

Smooth ceiling with an inset spotlight, obscured double glazed window to the side, combined low-level WC and wash basin with a tiled splash back, tiled flooring.

Utility Room

7'9" x 5'7"

Smooth ceiling with inset spotlights, extractor fan, double glazed UPVC door to the rear leading to the garden with an adjacent double glazed window, obscured double glazed window to the side, base level unit with a roll edge laminate worktop, stainless still sink and drainer with a chrome flexi tap, space for a washing machine, space for a tumble dryer, tiled splash backs, wall mounted Vaillant combination boiler, tiled flooring.

First Floor Landing

20'1" x 7'1" > 6'5"

Smooth ceiling with two pendant lights, double glazed windows to the front with fitted shutter blinds, carpeted stairs to the first floor with an understairs storage cupboard, obscured double glazed window to the side, radiator, carpet.



Bedroom Two

14'2" x 10'3"

Smooth ceiling with a fanlight, double glazed window to the front with fitted shutter blinds, radiator, laminate flooring.

Bedroom Three

11'9" x 10'2"

Smooth ceiling, double glazed windows to the rear overlooking the garden, radiator, carpet.

Family Bathroom

6'4" x 5'10"

Smooth ceiling with an extractor fan, obscured double glazed window to the rear, low-level WC, p-shaped bath with a shower over, part tiled walls, chrome heated towel rail, lino flooring.

Second Floor Landing

Smooth ceiling, double glazed Velux window to the front, carpet, door to:

Bedroom One

14'0" x 13'6" > 9'4"

Smooth ceiling, double glazed French doors to the rear with a Juliette balcony overlooking the garden, adjacent floor to ceiling double glazed windows, radiator, carpet, door to:

En-Suite Shower Room

10'8" x 3'4"

Smooth ceiling with inset spotlights, extractor fan, obscured double glazed window to the rear, double shower with a shower head and a rainfall hose, vanity unit wash basin with a tiled splash backs, low-level WC, wall mounted chrome heated towel rail, part tiled walls, lino flooring.

Dressing Room

13'5" x 7'3"

Smooth ceiling with inset spotlights, double glazed Velux window to the front giving sea glimpses, mirrored wall, fitted clothes rail and shoe space, carpet.

Rear Garden

Commences with a patio area with the remainder laid to lawn with a larger patio area to the rear with a built-in firepit with under soffit lighting, access to the outbuilding, outside lighting including soffits lighting, outside tap, outside power points, side gate leading to Alma Close.

Outbuilding

16'9" x 9'11" > 7'11"

Double glazed windows to the front elevation, double glazed patio doors to the front giving access to the rear garden, panelled ceiling, fitted bar area with granite worktops, space for a large drinks fridge, shelving, fuse box, real wood flooring.

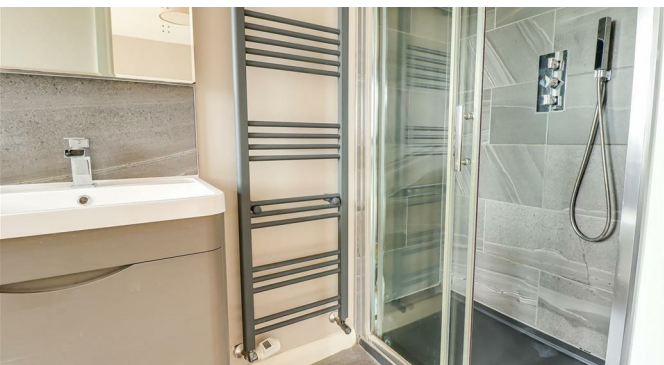
Integral Garage

14'9" x 7'11"

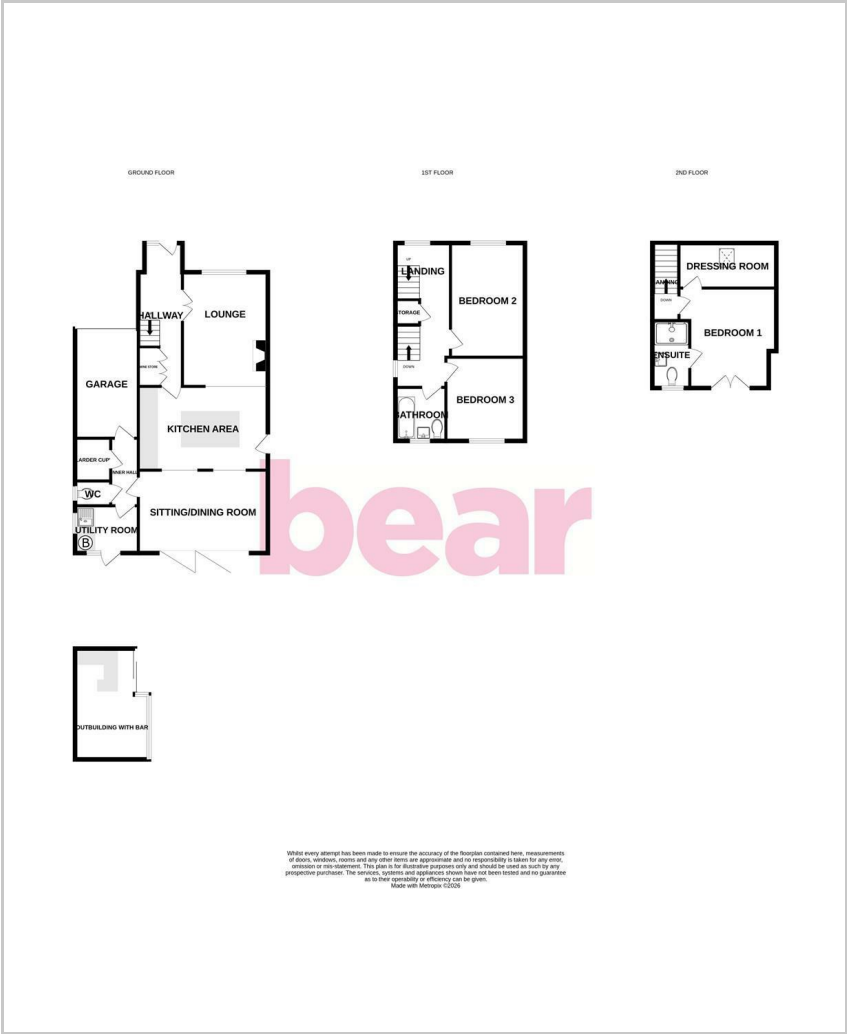
Smooth ceiling with a tube light, electric roller door to the front, rubber matted flooring, fuse board.

Agents Notes:

Honeywell heating system is integrated giving you independent wireless heating control.



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1336 London Road, Leigh-on-Sea, Essex, SS9 2UH

Office: 01702 887 496 los@bearestateagents.co.uk <http://www.bearestateagents.co.uk/>

Energy Efficiency Graph

