



* £650,000 - £700,000 * Positioned on the desirable Briarwood Drive in Leigh-on-Sea, this modern detached family home offers an exceptional living experience. With four well-proportioned bedrooms and three bathrooms, this property is perfect for families seeking both space and comfort. Upon entering, you are greeted by two inviting reception rooms, ideal for entertaining guests or enjoying quiet family time. The heart of the home is undoubtedly the spacious open-plan kitchen-diner, which seamlessly flows into a generous conservatory. This delightful space not only provides an abundance of natural light but also offers direct access to the rear garden, making it perfect for summer gatherings and outdoor dining. The rear garden is a great size, providing ample space for children to play or for gardening enthusiasts to cultivate their green thumbs. Additionally, an outbuilding offers further potential for use as a workshop, studio, or extra storage. For those with vehicles, the property boasts a driveway that accommodates parking for three large vehicles, ensuring convenience for the whole family. Situated within the catchment area for Fairways Primary School and Belfairs Academy, this home is ideally located for families with children. With its modern features and spacious layout, this property on Briarwood Drive is a wonderful opportunity for anyone looking to settle in a vibrant community. Don't miss the chance to make this delightful house your new home.

- Modern detached family home
- Four well sized-bedrooms
- Spacious open plan kitchen-diner
- Great-sized rear garden with an outbuilding
- Access to A127 and A13
- Driveway creating parking for three large vehicles
- Large bay-fronted lounge
- Generous conservatory giving direct access to the rear garden
- Major bus links near by
- Fairways Primary School and Belfairs Academy catchment

Briarwood Drive

Leigh on sea

£650,000

Price Guide



Briarwood Drive



Frontage

Block paved driveway creating parking for three large vehicles, side access to the rear garden, door to:

Entrance Hallway

Smooth ceiling with a pendant light, entrance door to the front, carpeted stairs rising to the first-floor landing with understairs storage, wood effect laminate flooring, door to:

Lounge

19'7" x 11'5"

Smooth ceiling with a pendant light, double-glazed bay window to the front, radiator, carpet.

Kitchen-Diner

12'11" x 10'0"

Dining Area: 5.66m x 3.58m

Smooth ceiling with inset spotlights, double-glazed bi-folding doors to the rear opening onto the garden, radiator, wood effect laminate flooring, opening to:

Kitchen Area:

Smooth ceiling with inset spotlights. Modern handleless white gloss kitchen comprising of; wall and base level units with a roll edge granite worktop, inset double oven, five-ring gas hob with a stainless steel extract fan above, integrated fridge freezer, integrated washing machine, integrated dishwasher, centre island with a three-seater breakfast bar, inset ceramic sink with draining grooves and a chrome mixer tap, wood effect laminate flooring, opening to:

Conservatory

14'0" x 11'6"

Pendant light, double-glazed windows to both sides and the rear overlooking the garden, double-glazed bi-folding doors to the rear opening out onto the garden, double-glazed French doors to the side leading out to the garden, access back through to the kitchen.

Office

7'8" x 6'7"

Smooth ceiling with a pendant light, double-glazed bay window to the front, carpet.

Downstairs WC

Smooth ceiling with a pendant light, low-level WC, wall-mounted vanity unit wash basin, tiled splashback, tiled flooring.

First Floor Landing

Smooth ceiling with a pendant light, obscured double-glazed window to the side, radiator, carpet, doors to all first-floor rooms,

Bedroom One

14'0" x 11'6"

Smooth ceiling with a pendant light, double-glazed bay window to the front, built-in floor-to-ceiling mirrored sliding door wardrobes, radiator, carpet, door to:

En-Suite to Bedroom One

Smooth ceiling with a pendant light, shower cubicle with a rainfall head and a shower hose, low-level WC, pedestal wash basin, fully tiled walls, tiled flooring.

Bedroom Two

11'5" x 10'5"

Smooth ceiling with a pendant light, double-glazed window to the rear overlooking the garden, radiator, wood-effect laminate flooring.

Bedroom Three

10'4" x 8'7"

Smooth ceiling with a pendant light, double-glazed window to the front, radiator, wood effect laminate flooring.

Bedroom Four

9'6" x 8'9"

Smooth ceiling with a pendant light, double-glazed window to the side and front, floor-to-ceiling wardrobes, radiator, carpet.

Four Piece Family Bathroom

7'6" x 6'0"

Smooth ceiling with inset spotlights, walk-in shower with a rainfall head, freestanding bath tub with a shower hose, low-level WC, wall-mounted wash basin, wall-mounted chrome heated towel rail, fully tiled walls, tiled flooring.

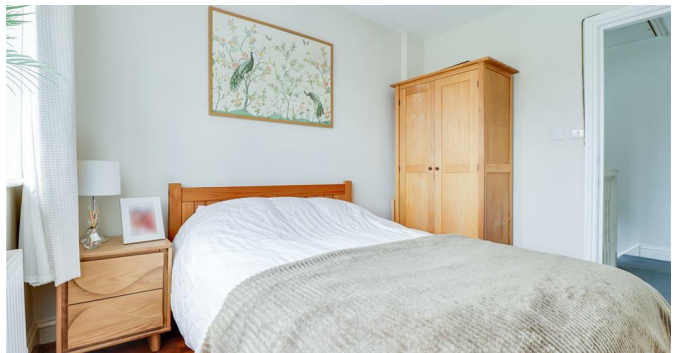
Rear Garden

Commences a paved patio area with the remainder mainly laid to a raised lawn area, mature shrub borders, outside seating area ideal for entertaining, steps up to a further patio area to the very rear, outbuilding, garden storage shed, outside lighting, outside tap, side access back to the front driveway.

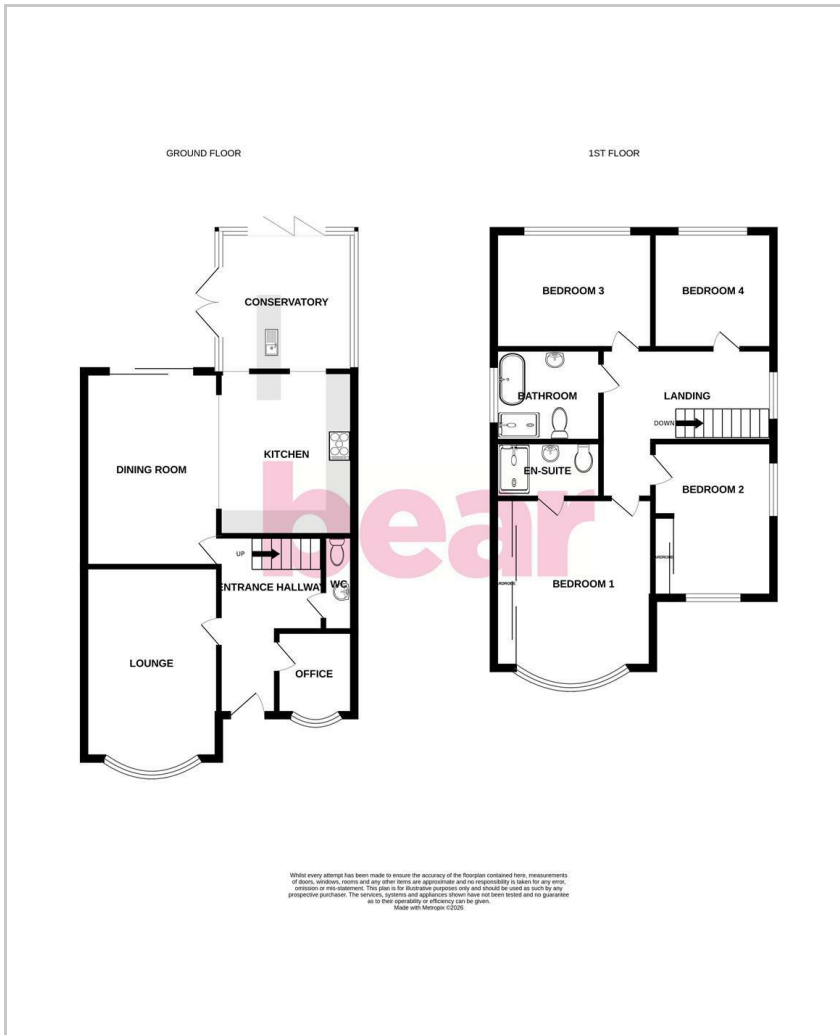
Outbuilding

Agents Notes:

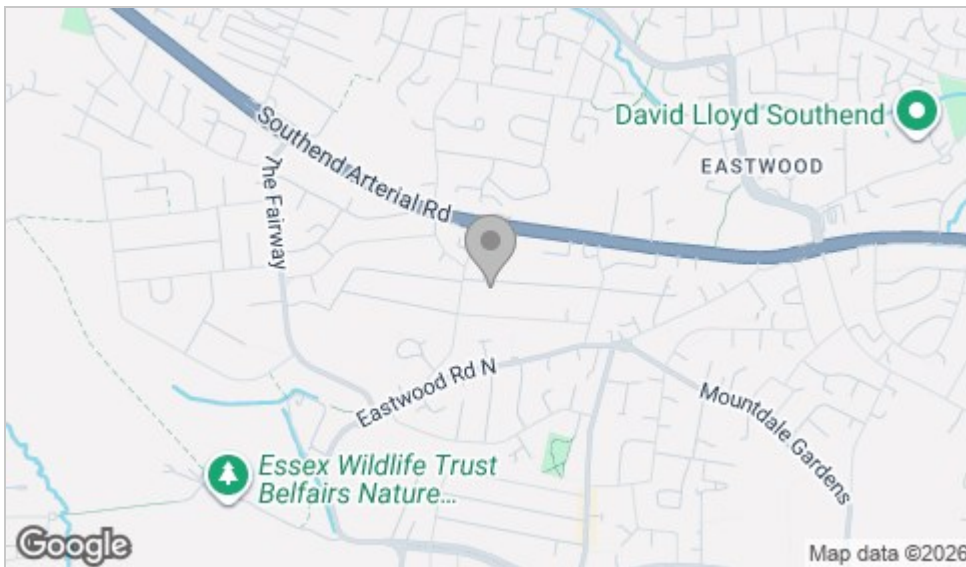
Council tax band: E



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.

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Energy Efficiency Graph

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		