

Avonside, Eastwood Rise, Leigh-on-Sea SS9 5DE



£895,000

ESTIMATED COMPLETION – OCTOBER 2021

A homely yet contemporary five double bedroom detached family house, currently being built to the usual Hilton Homes high specification and benefiting from having excellent size luxury kitchen/diner and lounge. Situated close to all local amenities and within walking distance to locals schools Edwards Hall Primary and Eastwood Academy.

Viewing highly recommended.

Our Ref 16936



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Company No. 4510230 VAT Registration No. 725 9879 75

SPECIFICATION HIGHLIGHTS

White Granite internal window sills
Digital TV, DAB & HDMI points throughout
BT Fibre Optic telephone connectivity
Chrome sockets, switches and spot lights throughout
Corniced coving throughout
Double glazing throughout
Carpet to all bedrooms
Cat6 Network throughout with Patch Panel and Server Cabinet in Media cupboard
Acrylic monocouche white render with decorative flint finish to the front
CCTV cameras, one to the front and one to the rear of the property, and Intruder Alarm
Up & Down lighting at front entrance
Block paved driveway
External tap
Landscaped patio to the rear
Remainder of garden laid to lawn
250 litre cylinder water system
10 year Structural Warranty

Entrance via composite re-enforced entrance door with Styroplyte glass and integral letterbox

SPACIOUS ENTRANCE HALL

Stairs to first floor accommodation. Security Intruder Alarm control panel. Thermostat. Wood effect tiled floor. Under floor heating. LED ceiling spot lights.

LOUNGE 15' 5" x 11' 10" (4.7m x 3.61m)

Double glazed window to the front aspect. HDMI, Cat6 points. Carpet. Ceiling spot lights.

STUDY 10' 11" x 7' 1" (3.33m x 2.16m)

HDMI, Cat6 points. Carpet. Ceiling spot lights.

GROUND FLOOR CLOAKROOM/WC

Obscure double glazed window to the side aspect. Low level WC. Wash hand basin.

UTILITY ROOM 10' 11" x 5' 4" (3.33m x 1.63m)

Security PVC door to side. Granite work surfaces. Inset sink drainer unit. Cupboard. Space for washing machine. Space for tumble dryer. Wood effect tiled floor. Under floor heating. Ceiling spot lights. Chrome radiator.

LUXURY KITCHEN/DINER/FAMILY ROOM 27' 11" x 21' 2" (8.51m x 6.45m)

Large bi-fold window with external Marble breakfast bar. Bi-fold doors providing access to rear garden. Base and eye level units. Granite work surfaces. Integrated appliances to include wine chiller, fridge/freezer, dishwasher, two ovens, microwave, hob and extractor hood. Island unit with dimmable pendant chandeliers above. Wood effect tiled floor. Under floor heating.

FIRST FLOOR ACCOMMODATION

BEDROOM TWO 17' x 10' 10" (5.18m x 3.3m)

Double glazed window to the front aspect. Built-in storage cupboard. HDMI, Cat6 points. Carpet. Pendant light fixings.

BEDROOM THREE 15' 3" x 10' 10" (4.65m x 3.3m)

Double glazed window to the rear aspect. HDMI, Cat6 points. Carpet. Pendant light fixings.

BEDROOM FOUR 15' 3" x 10' 4" (4.65m x 3.15m)

Double glazed window to the rear aspect. HDMI, Cat6 points. Carpet. Pendant light fixings.

BEDROOM FIVE 14' 11" x 10' 4" (4.55m x 3.15m)

Double glazed window to the front aspect. HDMI, Cat6 points. Carpet. Pendant light fixings.

FAMILY BATHROOM 10' 4" x 7' 4" (3.15m x 2.24m)

Obscure double glazed window to the side aspect. Low level WC. Wash hand basin. Bath. Walk-in shower cubicle with recessed shelving. LED mirror. Shaver point. Ceiling spot lights. Chrome heated towel rail.

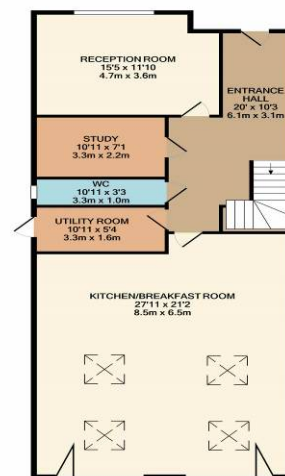
SECOND FLOOR ACCOMMODATION

MASTER BEDROOM 22' 10" x 21' 2" (6.96m x 6.45m)

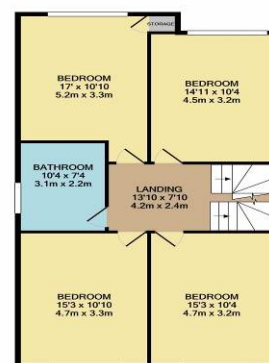
Double glazed window to the rear aspect. Eaves storage. HDMI, Cat6 points. Carpet. Pendant light fixings.

EN SUITE

Obscure double glazed window to the side aspect. Low level WC. Sink with vanity unit. LED mirror. Walk-in tiled shower cubicle with recessed shelving. Ceiling spot lights. Chrome radiator.



GROUND FLOOR
APPROX. FLOOR
AREA 1100 SQ. FT.
(102 / SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 533 SQ. FT.
(77.4 SQ. M.)



2ND FLOOR
APPROX. FLOOR
AREA 237 SQ. FT.
(37.1 SQ. M.)

TOTAL APPROX. FLOOR AREA 2337 SQ. FT. (217.1 SQ. M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any errors, omissions, or mis-statements. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The purchaser is advised to obtain a professional survey and to check the availability of any property and make an appointment to view before embarking on any journey to see a property.
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