

**DEDMAN
GRAY**

www.dedmangray.co.uk



34b Elmsleigh Drive, Leigh on Sea

Asking Price: £615,000



Brand new three 4 bed family homes with generous accommodation & good size garden. Show home available to view. Spacious lounge, modern kitchen/diner with bi-folding doors to garden. 4 generously sized bedrooms & luxury bathroom. Off-street parking for 2 cars.

Tenure: Freehold

- Brand new 4 bedroom terraced family home situated over 3 floors
- Spacious Lounge
- Family Kitchen/Diner with Bosch appliances & Bi - folding doors leading onto the garden
- Master bedroom with en - suite shower room
- Luxury family bathroom
- Off street parking to the front for 2 cars
- Good sized rear garden
- Solar panels
- 10 year warranty
- Close to local shops and schools

Entrance Entrance door leading with obscure double glazed side light to:

Entrance Hall Amtico herringbone style flooring, stairs leading to first floor with central carpet, wooden panelling, smooth plastered ceiling with down lighters, under floor heating and switch.

Cloakroom Comprised of a low flush WC, vanity wash hand basin with mixer taps, tiled floor and half tiled walls, smooth plastered ceiling with down lighters and extractor fan.

Lounge 14' 7" x 9' 7" (4.45m x 2.92m)

Double glazed bay window to front, Amtico herringbone flooring, with under floor heating, wall mounted thermostat control switch, smooth plastered ceiling with down lighters.

Utility Room 8' 6" x 5' 8" (2.59m x 1.73m)

Range of eye level cupboards, full length double cupboard, quartz worktop with plumbing beneath for a washing machine and dryer with central base level cupboard housing the stopcock, smooth plastered ceiling with down lighters.

Kitchen/Dining/Family Room 21' 2" x 15' 8" (6.45m x 4.78m)

Double glazed bi folding doors that lead out onto the decking to the garden, lantern roof, range of base and eye level units, integrated dishwasher, stainless steel sink unit with a mixer hot tap inset to a quartz worktop, central island with quartz worktop with storage under and pullout bins, built in wine chiller to one end and breakfast bar area, Amtico herringbone flooring, further built in cupboards to one wall with built in BOSCH ovens and integrated fridge/freezer, smooth plastered ceiling with down lighters and under floor heating with wall mounted control switch, electric sockets, some with USB points.

First floor Landing

Stairs leading to the second floor, wall mounted NEST control for heating, smooth plastered ceiling with down lighters, walk in cupboard housing the wall mounted boiler for hot water and gas central heating, smooth plastered ceiling with down lighters and wall mounted electric isolator.





Bedroom 2 15' 8" x 9' 6" (4.78m x 2.90m)

Double glazed bay window to front and further double glazed window to front, one radiator, new carpets, black electric sockets with some having USB points, smooth plastered ceiling.

Bedroom 3 12' 11" x 7' 7" (3.94m x 2.31m)

Double glazed window to rear over looking the garden, smooth plastered ceiling, one radiator.

Bedroom 4 12' 7" x 7' 7" (3.84m x 2.31m)

Double glazed window to rear with views overlooking the garden, one radiator, smooth plastered ceiling with central light.

Luxury Family bathroom 7' 4" x 5' 5" (2.24m x 1.65m)

Lovely bathroom suite comprising a panelled bath with brass mixer taps and shower attachment and rainfall shower over, low flush WC, vanity wash hand basin with brass effect mixer taps with wall mounted mirror above with lighting, tiled floor and walls, smooth plastered ceiling with down lighters and extractor fan, brass effect wall mounted heated towel rail.

Stairs to second floor landing

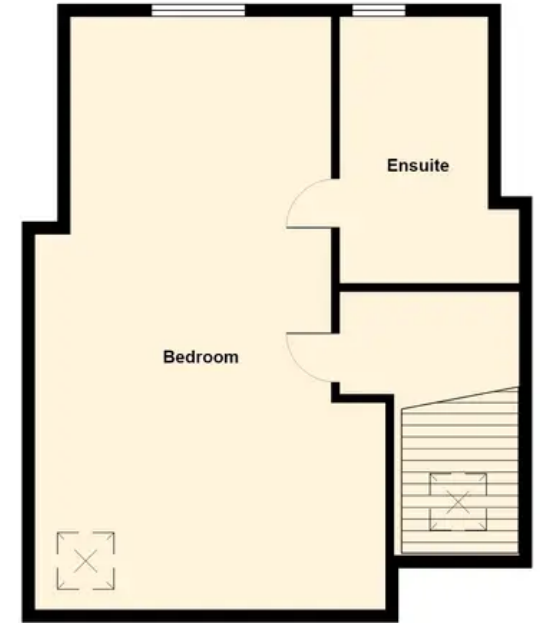
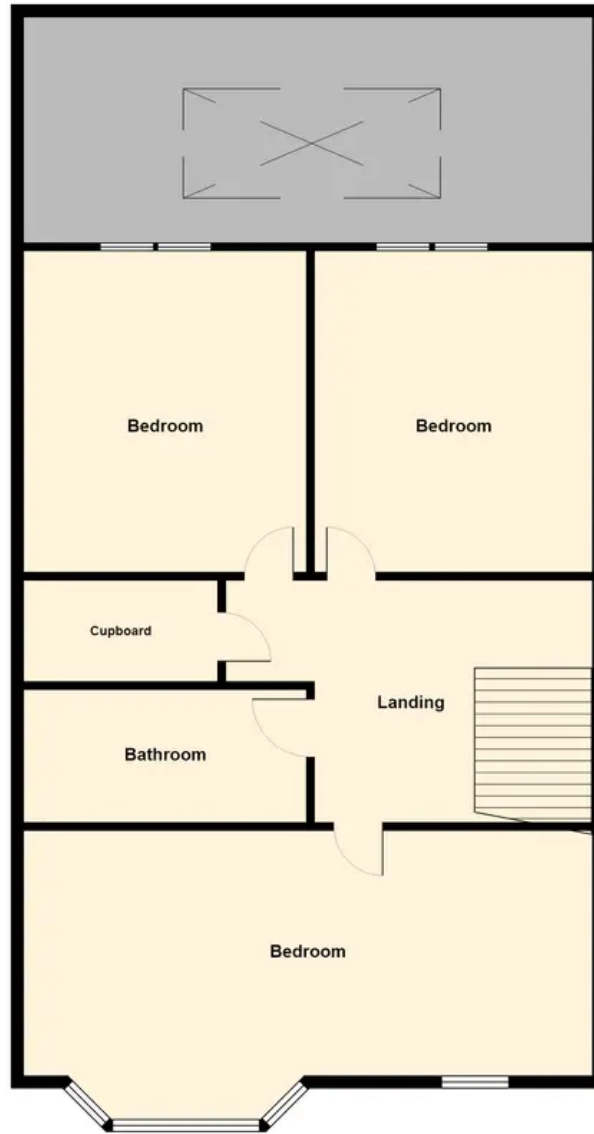
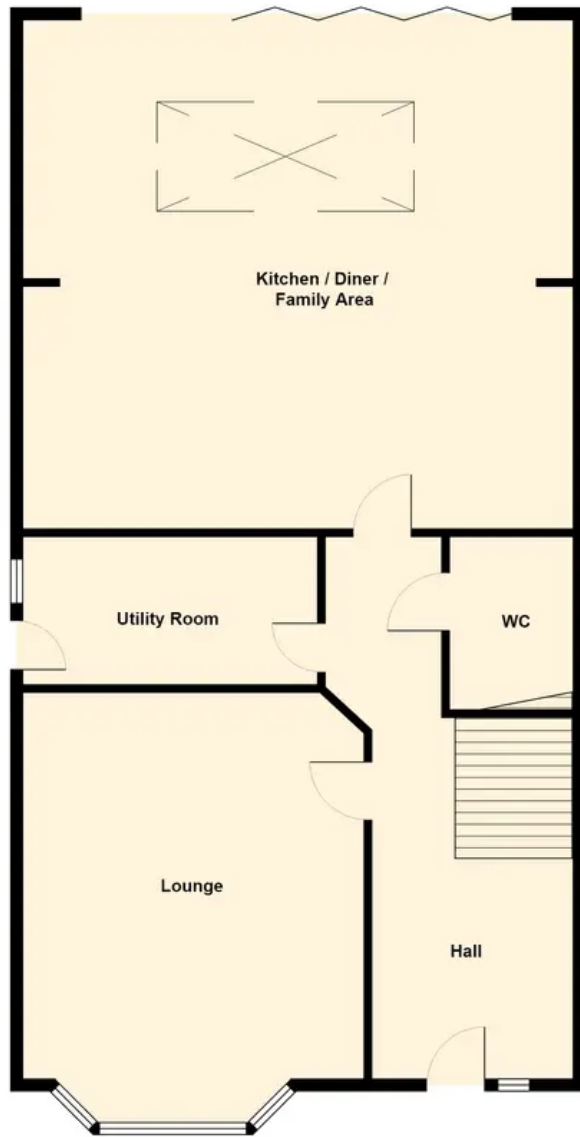
Master bedroom 21'2" x 11'8" Narrowing to 8'5". Double glazed sky light to front and double glazed window to rear, one radiator, storage cupboard, smooth plastered ceiling and door to:

Luxury en suite shower room Obscure double glazed window to rear, low flush WC, vanity wash hand basin with mixer taps, walk in shower cubicle with sliding doors and mixer taps and shower attachments and rainfall shower over, tiled floor and walls, smooth plastered ceiling with down lighters and extractor fan.

Rear Garden Good size rear garden, decking to rear leading from the property, which is ideal alfresco dining, steps leading down to the lawned rear garden, which is approximately 60' in depth.

Off street -2 Parking Spaces

To the front there is a block paved driveway for off street parking for two cars, a wall mounted electric car socket point.



All measurements are approximate and for display purposes only



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