

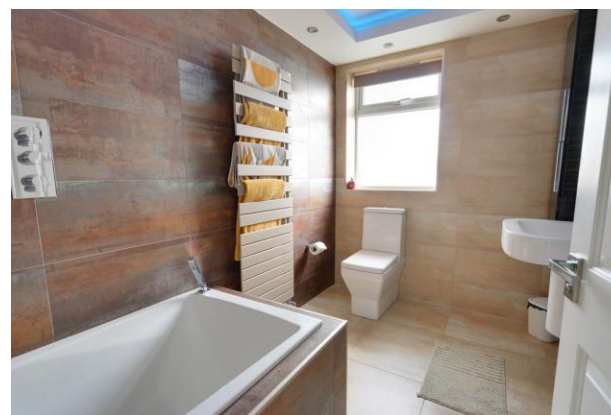
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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14 Woodlands Park, Leigh On Sea, Essex, SS9 3TY
 Asking Price Of £1,300,000

****NO ONWARD CHAIN****
 Situated within the sought after Woodlands Park locality and within yards from Belfairs Woods is this stunning four bedroom detached home standing on a large South facing plot. The property offers spacious living accommodation throughout making it the perfect family home. The ground floor comprises of a spacious entrance hall, three large reception rooms, a luxury fitted kitchen with integrated appliances, ground floor cloakroom, boot room & study. To the first floor there are four bedrooms with an ensuite to bedroom two and the master bedroom with a shower en-suite and dressing room. Outside, the property benefits from a superb South facing rear garden with summer house to the rear as well as a paved and efficient driveway.



ENTRANCE HALL 19' 9" x 14' 5" > 5'10(6.02m x 4.39m) Door to front aspect, double glazed windows to side aspect, laminate flooring, power points, inset spot lights, feature vertical radiator, built in cloaks cupboard with storage above, under stairs cupboard. Stairs leading to first floor landing.

GROUND FLOOR WC Low level WC, vanity style sink with mixer tap, chrome heated towel rail, inset spot lights, tiled flooring and part tiled walls.

STUDY 5' 10" x 3' 9" (1.8m x 1.151m) Double glazed window to front aspect, carpeted flooring, radiator and power points.

LIVING ROOM 18' 11" x 13' 9" (5.77m x 4.19m) Double glazed window to front aspect, double glazed bi-folding doors to rear aspect, laminate flooring, power points, TV point, two radiators. Feature fireplace with log burner. Opening into:-

ENTERTAINMENT ROOM 22' 3" x 12' 2" (6.78m x 3.71m) A superb addition to this home is this large room which is currently being used as an entertainments room. There is a feature lantern with LED lighting, inset spotlights, double glazed doors to rear aspect, double glazed windows to side and rear aspect, laminate flooring, power points and radiator.

DINING ROOM 11' 9" x 10' 1" (3.58m x 3.07m) Double glazed bi-folding doors to rear aspect, laminate flooring, power points, coved ceiling and vertical feature radiator. Opening into:-

KITCHEN 17' 9" x 11' 3" (5.41m x 3.43m) Double glazed windows to rear aspect, extensive range of eye and base level units, composite worktops incorporating a butler sink, range of integrated AEG appliances including two double ovens with plate warmer, dishwasher, wine cooler and induction hob with Stainless steel extractor canopy, under lighting, tiled flooring, power points and radiator.

BOOT ROOM 6' 1" x 5' 4" (1.85m x 1.63m) Door to side aspect, inset spotlights, tiled flooring and radiator. Door to leading to:-

UTILITY AREA 7' 10" x 6' 9" (2.39m x 2.06m) There are a range of eye and base level units with work top incorporating a single stainless steel sink unit with drainer. Space & plumbing for washing machine.

FIRST FLOOR LANDING 20' 7" x 6' 8" (6.27m x 2.03m) Double glazed window to front aspect, carpeted flooring, power points, access to loft space and radiator.

BEDROOM ONE 15' 1" x 12' 0" (4.6m x 3.66m) Double

glazed window to rear aspect, carpeted flooring, power points and radiator.

ENSUITE 4' 3" x 10' 9" (1.316m x 3.277m) Double glazed window to front aspect, tiled flooring, low level WC, vanity style sink with mixer tap, single shower, chrome heated towel rail and fully tiled walls.

DRESSING ROOM 11' 10" x 7' 0" (3.61m x 2.13m) Double glazed window to rear aspect, power points and radiator.

BEDROOM TWO 14' 8" x 11' 1" (4.47m x 3.38m) Double glazed window to front aspect, carpeted flooring, power points, radiator.

ENSUITE Double glazed window to side aspect, low level WC, wall mounted sink with mixer tap, single shower, chrome heated towel rail, fully tiled walls and tiled flooring.

BEDROOM THREE 10' 4" x 11' 9" (3.15m x 3.58m) Juliet balcony to rear aspect, carpeted flooring, power points, radiator and built in wardrobe.

BEDROOM FOUR 12' 0" x 10' 4" (3.66m x 3.15m) Double glazed window to rear aspect, carpeted flooring, power points and radiator.

BATHROOM 11' 10" > 8'3 x 6' 4" (3.61m x 1.93m) Double glazed window to side aspect, low level WC, tiled panelled surround bath with shower attachment, wall mounted sink with mixer tap, tiled flooring and fully tiled walls. Heated towel rail, inset spotlights, LED lighting.

INTEGRAL GARAGE 18' 0" x 14' 0" (5.49m x 4.27m) Electric up and over door, window to side aspect, wall mounted boiler, also housing a mega flow system, access to utility area.

REAR GARDEN As previously mentioned the property sits on a South facing plot with the rear garden measuring approx. 60' depth x 55' width and commences with a large patio area and the remainder laid to lawn with mature shrub borders, access to side, outside lighting. Access to:-

WORKSHOP - GYM - HOBBY ROOM 12' 6" x 6' 2" (3.81m x 1.88m) Double doors to front, door to rear, window to rear. Laminate flooring, power points.

SUMMER HOUSE 11' 5" x 9' 9" (3.48m x 2.97m) Windows to front, door to front, power points, TV point. Ideal for a home office or entertaining area.

PLAY HOUSE 7' 9" x 5' 7" (2.36m x 1.7m) To the rear of the garden there is a play house.