

**DEDMAN
GRAY**

www.dedmangray.co.uk

34a Elmsleigh Drive, Leigh on Sea

£650,000



Stunning 4-bed brand new end terraced townhouse with spacious lounge, modern kitchen/diner, luxury bathrooms & en-suite. Good-sized garden & off-street parking for 2 cars. Open house Sat 16th March, 11.30am-1pm. Call to view show home.

Tenure: Freehold

- Brand new 4 bedroom end terraced family home situated over 3 floors
- Spacious lounge
- Family kitchen/diner with Bosch appliances and bi-folding doors
- Master bedroom with en suite shower room
- Luxury family bathroom
- Off street parking to front for 2 cars
- 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 Comprises low flush wc, wash hand basin with mixer taps set into vanity unit, tiled floor.

Lounge 14' 8" x 9' 5" (4.47m x 2.87m)

Double glazed bay window to front, smooth plastered ceiling.

Utility Room 8' 7" x 5' 8" (2.62m x 1.73m)

Obscure double glazed window to side and door, smooth plastered ceiling, plumbing for washing machine, underfloor heating.

Kitchen/Breakfast Room 19' 2" x 15' 8" (5.84m x 4.78m)

Narrowing to 14'8. Double glazed folding doors to rear overlooking the garden, lantern roof.

First Floor Landing Smooth plastered ceiling with downlighters and stairs leading to the second floor, walk in boiler room which houses the wall mounted boiler for hot water and gas central heating, wall mounted electric isolator.

Bedroom 2

15' 8" x 8' 7" (4.78m x 2.62m)

increasing to 9'8 into bay. Double glazed bay window to front and further double glazed window, smooth plastered ceiling.

Bedroom 3 10' 7" x 7' 7" (3.23m x 2.31m)

Double glazed window to rear, radiator, smooth plastered ceiling.

Bedroom 4 10' 7" x 10' 7" (3.23m x 3.23m)

Double glazed window to rear, one radiator, smooth plastered ceiling.

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

Obscure double glazed window to side, panelled bath with brass mixer taps with shower attachment and rainfall shower over, low flush WC, vanity sink unit with brass mixer taps, wall mounted heated towel rail, tiled floor and walls.

Second Floor

Master Bedroom 21' 2" x 11' 7" (6.45m x 3.53m)

Narrowing to 9'8. Double glazed window to rear overlooking the garden and double glazed skylight to front, doors to eaves, one radiator and door to:





En Suite 9' 7" x 4' 8" (2.92m x 1.42m)

Obscure double glazed window to rear, walk in shower cubicle, vanity wash hand basin with mixer taps, low flush WC, tiled floor and walls, heated towel rail.

Agents note

Please note the vendor has asked us to use the photos from 34b as this property is close to being finished

Garden

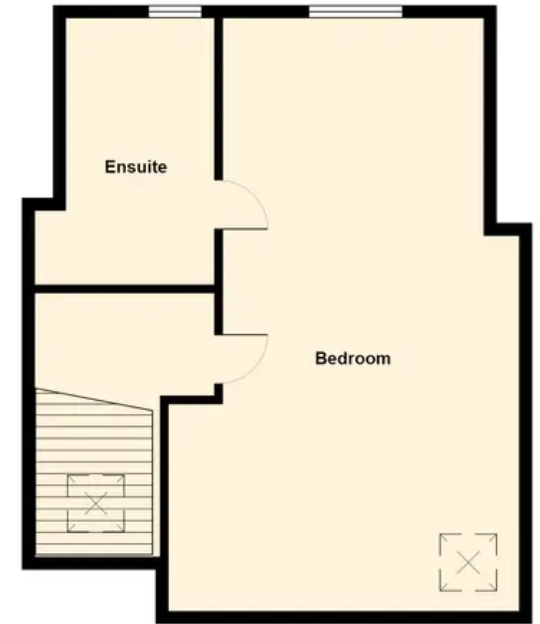
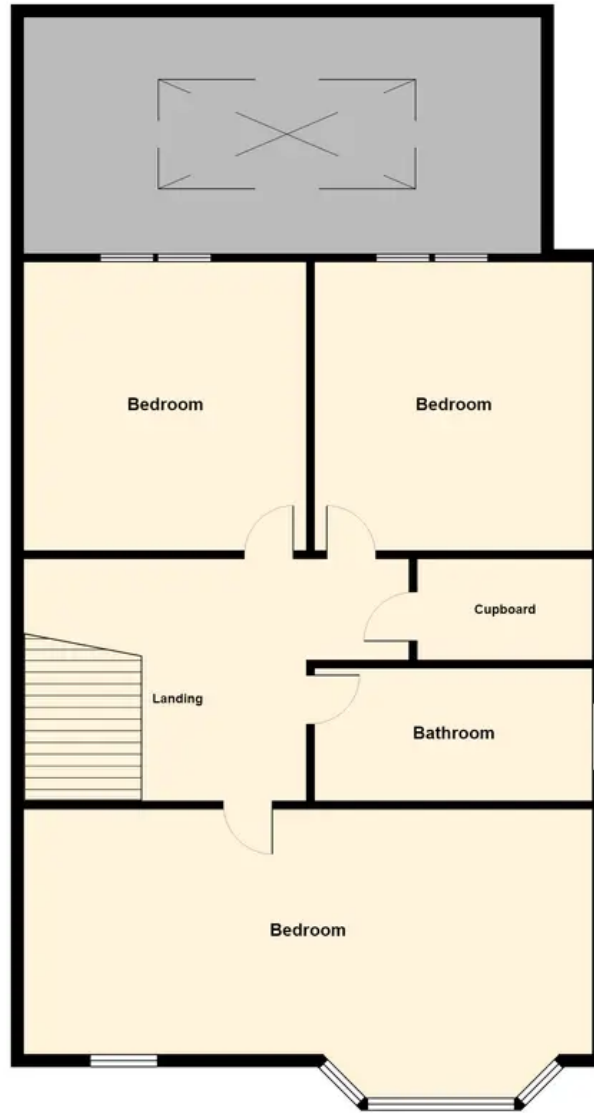
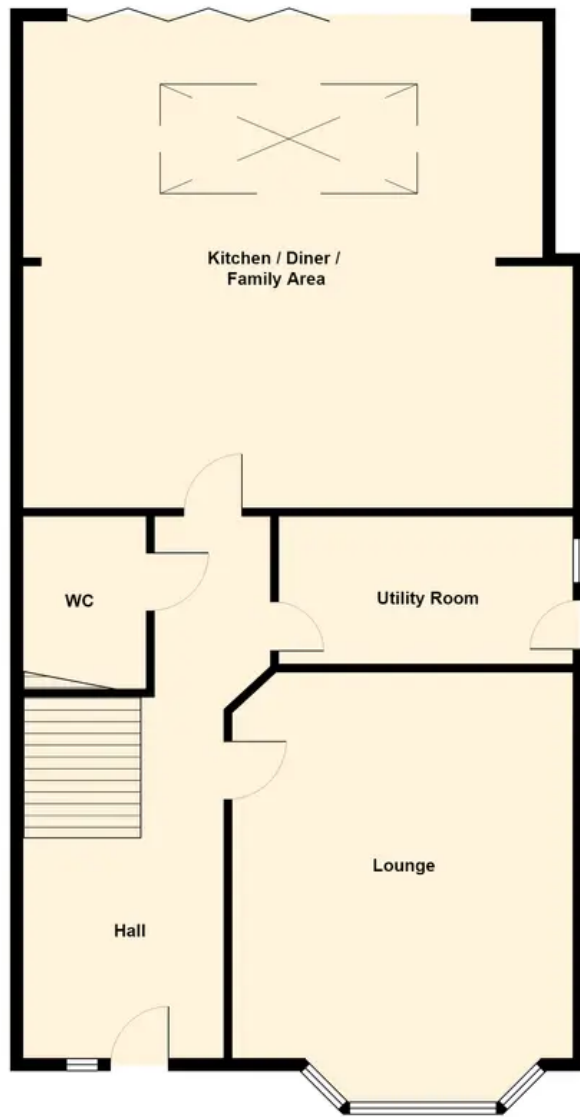
Rear Garden

Decking to rear with steps leading down the the lawned rear garden which is approx 60' in depth.

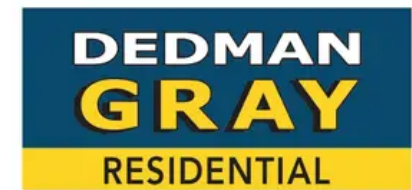
Off street

2 Parking Spaces

Block paved driveway with off street parking for two cars, electric car socket point, side gate access.



All measurements are approximate and for display purposes only





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