



DUNDONALD DRIVE, LEIGH ON SEA  
£725,000 FREEHOLD

## A BEAUTIFUL FOUR BEDROOM SEMI-DETACHED HOUSE FAMILY HOME OFF LEIGH ROAD

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**DESCRIPTION:**

Nestled in a desirable neighbourhood, this charming semi-detached house boasts 4 bedrooms, making it an ideal family home. The property exudes a welcoming and homely atmosphere, with bright and spacious rooms throughout. The well-maintained interior offers a comfortable living space, perfect for relaxation and entertaining guests.

Outside, the property features a lovely garden and a patio area, providing a tranquil outdoor space for al fresco dining or simply enjoying the fresh air. Additionally, the property benefits from a utility room and off-street parking, adding to its convenience and practicality.

Located in a sought-after area, this property offers easy access to local amenities, schools, and transport links. With its attractive features and prime location, this home presents a fantastic opportunity for those seeking a comfortable and stylish living space.

A striking entrance door with stained glass windows welcomes you to this beautiful period home.

Reception Hall: - A spacious hall with stairs leading to the first floor and doors opening to all rooms.

Features include coving, picture rails, dado rails, radiator, and wooden flooring.

Cloakroom: - Includes a low-level WC and wash hand basin.

Lounge: -16'13 x 15'71. Bright and spacious room

with a large bay window to the front, bringing in ample natural light. Features a feature fireplace, original coving, ceiling rose, and wooden effect flooring.

Dining Room: -15'21 x 12'43. Windows and double opening doors lead to the conservatory. Features a feature fireplace, wooden flooring, coving, picture rails, and dado rails.

Kitchen/Breakfast Room: -19'85 x 9'61. A bright room with windows, door and skylights to the rear. Fitted kitchen with working surfaces, base units, matching eye-level units, and an inset stainless-steel sink unit. Includes space for kitchen appliances and a range-style cooker with an extractor hood above. Tiled floor with a door leading to the utility room.

Utility Room: - 21'76 x 7'05. Door to the rear garden and an up-and-over door to the front.

Conservatory: -12'08 x 10'12. Windows to the rear and sides with double open doors leading to the rear garden.

A Spacious First Floor Landing. Features stairs leading to the second floor and a beautiful stained-glass window to the side. Wooden floor, picture rails, and dado rails.

Bedroom One: -16'41 x 14. Bright and spacious room with a large bay window to the front.

Includes two radiators, wooden flooring, coving, and picture rail.

Bedroom Three: -15'45 x 12'55. Windows to the

rear, wooden flooring, coving, and picture rail.

Bedroom Four: -8'44 x 6'76. Window to the front, coving, and picture rail.

Bathroom: -9'78 x 8'88. Large family bathroom with a white suite comprising a bath, low-level WC, wash hand basin, and separate glass shower cubicle. Smooth plastered ceiling with inset lighting and tiling to walls and floor. Obscure windows to rear and side.

Second Floor Landing: -Obscure window to the side.

Bedroom Two: -21'36 max x 16'96 max. Velux windows to the front and rear. Features fitted wardrobes, eaves storage, radiator, and smooth plastered ceiling with inset lighting.

Shower Room: -7'79 x 5'21. Modern suite comprising a tiled shower with a glass door, low-level WC, wash hand basin with mono tap, and chrome heated towel rail. Velux window to the rear and inset lighting.

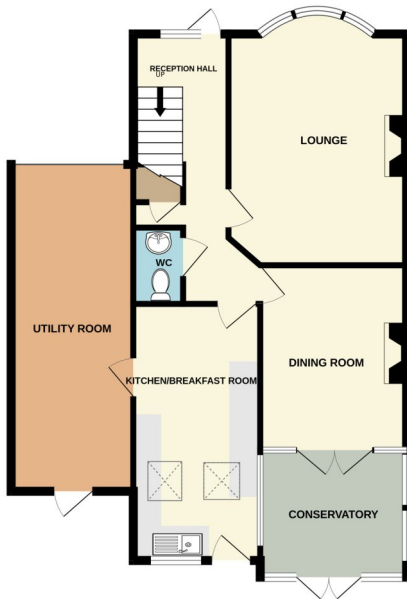
Exterior: -

Off-road parking available at the front of the property.

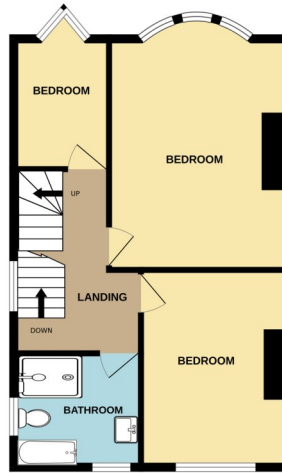
A delightful west-facing rear garden featuring a patio area, lawn with borders and shrubs, and a pear tree. Also includes a garden shed and summer house.



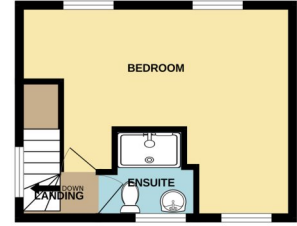
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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<b>Tenure:</b>	Freehold
<b>Term:</b>	Expires -
<b>Service Charge:</b>	£0 per annum
<b>Ground Rent:</b>	£ 0 Annually (subject to increase)
<b>Council Tax Band:</b>	D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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