



MANCHESTER DRIVE, LEIGH ON SEA
GUIDE PRICE £750,000 TO £775,000 FREEHOLD

MODERN DETACHED FAMILY HOUSE WITH FOUR BEDROOMS AND EN-SUITE

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DESCRIPTION:

Guide Price £750,000 to £775,000

Winkworth of Leigh are delighted to bring to the market this modern detached house with four bedrooms and is a perfect blend of style and functionality. The property exudes a bright and spacious feel throughout, with contemporary design elements adding a touch of elegance.

Entrance door: -

Reception hallway: - comprising double glazed window to side, smooth ceiling with fitted spotlights, stairs leading to first floor landing, tiled flooring with underfloor heating, doors to: -

Downstairs Cloakroom: - Double glazed obscure window to side. Two-piece suite comprising wall mounted wash hand basin, low level w/c, extractor fan, smooth ceiling with fitted spotlights, partially tiled walls, tiled flooring with underfloor heating.

Lounge: - 16'10 x 14'1. Double glazed bay window to front and double-glazed windows to side, smooth ceiling with fitted spotlights, tiled flooring with underfloor heating.

Open Plan Kitchen/Diner: - 20'7 x 16'4. Double glazed bi-folding doors to rear opening to rear garden, double glazed octagonal skylight. An amazing fitted kitchen comprising of a range of wall and base level units with quartz work surfaces above incorporating inset sink with flexi tap and drainer unit, centred island with quartz work surfaces above extending into breakfast bar, integrated double oven with five ring gas hob and extractor unit over, integrated dishwasher, wine cooler and fridge/freezer, smooth ceiling with

fitted spotlights and pendant lighting. Tiled flooring with underfloor heating, door to: -

Utility Room: - 6'4 x 6'1. Double glazed window and door to side opening to rear garden. Range of wall and base level units with laminate work surfaces above incorporating stainless steel sink with mixer tap, space for washing machine and tumble dryer, wall mounted combination boiler. Smooth ceiling with fitted spotlights, tiled flooring with underfloor heating.

Study: - 7'10 x 7'8. Double glazed window to side, smooth ceiling with fitted spotlights, tiled flooring with underfloor heating.

First Floor Landing: - Double glazed window to side. Smooth ceiling with fitted spotlights, stairs leading to second floor landing, under stair storage cupboard, radiator and carpeted flooring. Doors to:

Bedroom One: -16 x 11'2. Double glazed bay window to front, double glazed windows to side, smooth ceiling with fitted spotlights, radiator and carpeted flooring. Door to: -

En Suite: - Double glazed obscure window to side. A lovely three-piece suite comprising walk in shower cubicle with rainfall shower above, wash hand basin bowl set onto vanity unit, low level w/c, extractor fan, smooth ceiling with fitted spotlights, tiled walls, radiator and tiled flooring.

Bedroom Three: - 13'3 x 11'11. Double glazed window to rear, smooth ceiling with fitted spotlights, radiator and carpeted flooring.

Bedroom Four: - 9 x 8'9. Double glazed window to front, smooth ceiling with fitted spotlights, radiator and carpeted flooring.

Bathroom: - 8'7 x 8'2. Three-piece suite comprising panelled bath with taps above, wash hand basin bowl set onto vanity unit, low level w/c, extractor fan, double glazed obscure window to rear, smooth ceiling with fitted spotlights, tiled walls, tiled flooring.

Second Floor Landing: - Double glazed Velux window. Smooth ceiling with pendant lighting, eaves storage cupboard, carpeted flooring, door to: -

Bedroom Two: - 12 x 10'9. Double glazed Velux window to side, double glazed door to rear opening to Juliette balcony. Smooth ceiling with fitted spotlights, eaves storage, radiator, carpeted flooring.

Exterior: -

Front Garden: - Block paved driveway providing off street parking for multiple vehicles, partial shrub borders, side gates providing access to rear garden.

Rear Garden: - Raised paved patio area, step down to remainder laid to lawn, Further patio area, partial shrubs and side gates.





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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Tenure: Freehold

Council Tax Band: F

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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