



**BROADCLYST AVENUE, LEIGH-ON-SEA**  
**£575,000 FREEHOLD**

## **DETACHED THREE BEDROOM PROPERTY IN SOUGHT AFTER LOCATION**

Leigh On Sea | 01702 470625 | leighonsea@winkworth.co.uk

**Winkworth**

for every step...

*winkworth.co.uk*





**DESCRIPTION:**

Winkworth are delighted to bring to the market this beautiful detached three-bedroom house situated in this sought-after location on the Belfair's Estate, close to Belfair's Woods and Golf Course. The property occupies a very impressive South backing plot.

To the ground floor is a modern open plan kitchen/dining room, a spacious lounge looking out to the stunning 100' landscaped rear garden, ground floor cloakroom and bedroom. The first floor has two double bedrooms and a lovely modern shower room.

Situated in a convenient location, all amenities are nearby with local shops, schools, transport links & Belfair's woods & golf course all within easy reach. Viewing highly recommended.

Accommodation comprises of: - uPVC double glazed sliding glazed door to:

Entrance Porch: - Glazed door and side panel window to reception hall.

Reception Hall: - Spacious reception hall, radiator, stairs to first floor, feature hardwood flooring, thermostat for central heating.

Cloakroom/W.C: -uPVC double glazed window to side, half tiled walls, ceramic tiled floor, luxury suite comprising wash hand basin set in vanity cabinet with cupboard under and low flushing w.c, radiator.

Lounge 13'10' x 11'2': - uPVC double glazed sliding patio doors to rear with external remote-control sun blind. Feature sandstone fireplace with inset gas real flame fire, wiring for wall mounted t.v, feature radiator, hard wood flooring.

Open Plan Kitchen & Dining Area 14'3 x 11'11': - Two uPVC double glazed windows to front, coved ceiling with downlights. One and half bowl single drain enamel sink unit with mixer tap and base cupboard under. Extensive range of fitted kitchen units comprising cupboards, drawers, work surfaces and eye level cupboards, concealed plumbing for washing machine and tumble dryer. Rangemaster oven with stylish extractor canopy above, ceramic tiling around work surfaces, wiring for wall mounted t.v.

Bedroom Three (Ground Floor) 8'9 x 7': - uPVC double glazed window to rear, radiator.

First Floor Landing: - Loft access, doors to all rooms.

Bedroom One 13'10 x 11'2': - uPVC double glazed window to rear, fitted wardrobes along one wall, radiator.

Bedroom Two 12'1 x 11'4': - uPVC double glazed window to front, fitted wardrobes with double bed recess and bedside cabinets. Radiator, built in shelved linen cupboard also housing modern combination gas central heating boiler.

Shower Room/W.C 7 x 5'6: - uPVC double glazed window to side, half tiled walls, ceramic tiled floor, fully tiled shower cubicle with glazed shower screen door. Wash hand basin set in vanity cabinet with cupboard under and low flushing w.c, chrome heated towel rail & extractor fan.

Outside: - The rear garden is approx. 100' in depth and enjoys a South Facing aspect, there is a full width decking patio to the immediate rear of the property. Side entrance with gate to the front garden, outside water tap & external lighting. Well-maintained lawn, stocked shrub borders, footpath to the rear of the garden where there is a further full width decking patio, timber Summer House with power and light, t.v point.

Detached 7'6 x 25' Workshop/Outbuilding with power & light, uPVC double glazed windows & storage cupboards etc.

The Front Garden has a large block paved driveway & parking area for five cars. Garage 7'6 x 18': - Fitted with an up and over door, power & lighting, further rear door to sideways and rear garden.







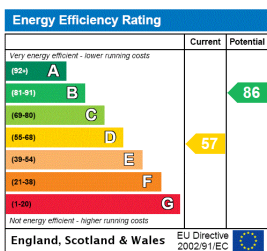


GROUND FLOOR



1ST FLOOR

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



Leigh On Sea | 01702 470625 | leighonsea@winkworth.co.uk



for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.