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Pinewood Avenue, Leigh-On-Sea £380,000

This extended and unique detached family home with great kerb appeal offers two ground floor bedrooms, modern fitted kitchen and a spacious lounge/diner. The first floor boasts a fantastic master bedroom with four piece bathroom en suite and balcony looking onto the garden, another double bedroom and a first floor shower room. The property has a stunning landscaped rear garden with summerhouse perfect for any family, off street parking and a garage. Guide £380,000 to £400,000.

Entrance

UPVC double glazed door with side pane opening to the hallway.

Hallway

Solid wood flooring, smooth plastered ceiling with coving, feature wallpaper, Anthracite tall modern vertical radiator, stairs leading to first floor with grey coloured carpet flooring and chrome hand rail, doors opening to:

Kitchen Breakfast Room

15'1 x 10'4 (4.60m x 3.15m)

A range of wall and base units in white with a contrasting grey square edge sparkle effect worktop and Grey tiled splash back, stainless steel Range cooker to remain with stainless steel extractor hood over, American fridge freezer to remain, space for washing machine, integrated dishwasher, grey tiled floor with under floor heating and wall mounted control, UPVC double glazed window to side x two, smooth plastered ceiling with inset spot lights and feature character beams, spot lights in plinth of kitchen, feature stainless glass arch window to rear, feature exposed brick work wall painted white, radiator.

Lounge Diner

20'2 x 19'11 max l shape (6.15m x 6.07m max l shape)

Lounge Area: Smooth plastered and coved ceiling with inset spot lights in the lounge area, grey Oak effect vinyl flooring with contrasting dark grey trim, feature wall papered flank wall, radiator, open plan to dining area.

Dining Area: UPVC double glazed windows to side and rear with UPVC double glazed French doors opening to the rear garden, continuation of grey Oak effect vinyl flooring with contrasting dark grey trim, character beamed ceilings with door opening to the ground floor bedroom.

Ground Floor Bedroom Four

9'1 x 7'2 (2.77m x 2.18m)

Smooth plastered and coved ceiling, UPVC double glazed window to rear, ??? effect vinyl flooring, feature wallpaper to flank wall, radiator.

Ground Floor Bedroom Three

9'2 x 9'2 (2.79m x 2.79m)

UPVC double glazed window to front, smooth plastered and coved ceiling, solid Oak wood flooring, a range of fitted built in wardrobes, radiator.

Landing

Smooth plastered ceiling, continuation of grey coloured carpet flooring from stairs, doors opening to Master bedroom, bedroom two and shower room.

Master Bedroom

15'7 x 10'4 (4.75m x 3.15m)

UPVC double glazed windows to side and rear, coved ceiling, grey coloured carpet flooring, double doors opening to spacious built in wardrobes and storage cupboard, additional double doors to side with shelving for more storage and door opening to eaves with additional storage, radiator with decorative cover, door opening to:

En Suite Bathroom

9'2 x 9'0 (2.79m x 2.74m)

A luxury four piece suite comprising of walk in shower cubicle with stainless steel wall mounted control and glass opening door, bath with stainless steel mixer tap over and hand held shower attachment, vanity unit with storage cupboard and drawers housing the hand wash basin with stainless steel mixer tap over, W/C, white tiled walls, Oak effect vinyl flooring, radiator, obscure UPVC double glazed window door to side opening to the potential balcony area.

Bedroom Two

12'3 x 10'10 (3.73m x 3.30m)

UPVC double glazed window to front, grey Oak effect laminate flooring, storage cupboard in eaves x two, radiator.

Shower Room

A three piece suite comprising of shower cubicle with folding glass door, pedestal hand wash basin with stainless steel mixer tap over, low level close coupled toilet with chrome effect push button flush, white tiled walls with silver and glass mosaic tiled border, coved ceiling, Oak effect vinyl flooring, obscure window to side.

Rear Garden

Commencing with a spacious decked area painted in Grey, borders housing a variety of established flowers shrubs, bushes and water feature, Palm tree to rear, lawn area, sleeper borders housing a variety of plants and flowers, paved path leading to the Summer house, additional decked area painted in Grey at the rear garden with additional shed to remain painted in Grey, courtesy door opening to the garage, gated side access to the front of the property.

Summer House

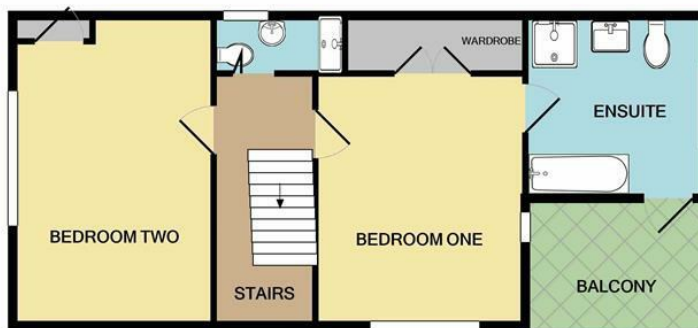
The Summer house is currently divided into two rooms that can be adjusted if desired, both have smooth plastered walls and ceilings, Black Ash wood effect vinyl flooring, power and lighting, double glazed window to front x four with double glazed French doors opening to the garden, there is a partition wall in the centre with dividing door.

Frontage

Block paved driveway providing off street parking,
gated side access to rear of garden.



GROUND FLOOR
APPROX. FLOOR
AREA 923 SQ.FT.
(85.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 498 SQ.FT.
(46.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1421 SQ.FT. (132.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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