



\* £600,000 - £650,000 \* Proudly positioned in the charming area of Westcliff-on-Sea, this heavily extended four-bedroom semi-detached family home at Bridgwater Drive offers a perfect blend of space and modern living. Upon entering, you are welcomed by a spacious hallway leading to a stunning kitchen family room that seamlessly flows into a bright bay-fronted lounge, creating an inviting atmosphere ideal for both family gatherings and entertaining guests. This home boasts underfloor heating throughout the whole downstairs living space. The four well-proportioned bedrooms across three floors ensure that every family member has their own sanctuary, while the beautifully designed four-piece family bathroom, along with a convenient downstairs WC and a master bedroom en-suite shower room, cater to all your family's needs. Outside, the property features a driveway that accommodates two vehicles, complemented by a practical storage unit, making it easy to keep your outdoor space tidy. Additionally, this home is situated within the catchment area for the highly regarded Earls Hall Primary School and Eastwood Academy, making it an excellent choice for families seeking quality education for their children. Westcliff Grammar School for Boys and Girls is also within a 10 minute walk. This imposing residence combines modern comforts with a family-friendly layout, making it a must-see for those looking to settle in a vibrant community.

- Heavily extended semi-detached family home
- Four bedrooms, with the master occupying the top floor
- Master bedroom boasts a walk-in dressing area, as well as an en-suite
- Spacious rear garden with storage shed to the very rear
- Walking distance to major bus links with Chalkwell Station close by
- Stunning kitchen family room, open plan into a bay-fronted lounge
- Beautiful four-piece family bathroom, downstairs wc and master bedroom en-suite shower room
- Driveway for two to three vehicles with a garage store unit
- Earls Hall Primary School and Eastwood Academy catchments with Westcliff Grammar School for Boys and Girls close by
- Close to local amenities including Southend Hospital

## Bridgwater Drive

Westcliff-on-Sea

**£600,000**

Price Guide





# Bridgwater Drive



## Frontage

Driveway for two large vehicles with a shared drive down to garage storage unit, giving access to the garden.

## Entrance Hallway

15'2" x 5'10"

Solid wood entrance door to the front, smooth coved ceiling with inset spotlights, picture rails, carpeted stairs rising to the first floor landing with understairs storage, double-glazed leadlight windows to the front with double-glazed windows above, laminated flooring, door to:

## Lounge

16'4" x 11'6"

Smooth ceiling with a pendant light, double-glazed bay windows to the front with fitted plantation shutter blinds (the bay window also includes a stained glass window), chimney breast opening, feature fireplace, laminate flooring, opening to:

## Kitchen Family Room

21'0" x 15'10"

Smooth ceiling with inset spotlights, vaulted ceiling with four double-glazed Velux windows. Modern Navy kitchen comprising of; wall and base level units with quartz worktops, center island with pan drawers and a four-ring induction hob, as well as a two-ring gas hob, breakfast bar area, space for a wine fridge, storage under the breakfast bar, space for an American-style fridge freezer, Neff double oven and grill, integrated Neff combination microwave, integrated pull out larder cupboard, cupboard housing the washing machine and tumble dryer on a stacker system, integrated Hot Point dishwasher, inset sink with draining grooves with a chrome flexi hose tap, tiled splashbacks, feature brick wall with a feature fireplace, picture rails. The rear comprises of; double-glazed windows and bi-folding doors leading out to the garden, laminate flooring.

## Downstairs WC

4'10" x 2'7"

Smooth ceiling with inset spotlights, obscured double-glazed window to the side, low-level WC, vanity unit wash basin, heated towel rail, tiled splashbacks, traditional patterned tiled flooring.

## First Floor Landing

Double glazed leadlight stained glass window to side, carpeted stairs to top floor master suite, doors to all rooms.

## Bedroom Two

16'3" x 11'6"

Smooth ceiling with inset spotlights, double-glazed bay window to the front with fitted plantation shutter blinds, vertical three-column radiator, carpet.

## Bedroom Three

12'9" x 10'2"

Smooth coved ceiling with inset spotlights, picture rails, double-glazed windows to the rear with fitted plantation shutter blinds overlooking the garden, three-column radiator, chimney breast feature, carpet.

## Bedroom Four

8'5" x 6'2"

Smooth ceiling with inset spotlights, picture rails, double-glazed box bay window to the front with fitted plantation shutter blinds, three-column radiator, carpet.

## Family Bathroom

8'9" x 7'1"

Smooth ceiling with inset spotlights and an extractor fan, obscured double-glazed window to the rear, double walk-in shower with a drencher head and a shower hose, wall-hung vanity unit wash basin with tiled splashbacks, low-level WC, freestanding bath, black heated towel rail, part tiled walls, tiled flooring.

## Second Floor Landing

Carpet, door to:

## Bedroom One

11'1" x 10'9"

Smooth ceiling with inset spotlights, double-glazed Velux windows to the front, access to eaves storage, radiator, carpet, opening to:

## Dressing Room

9'1" x 7'3" up to wardrobes

Smooth ceiling with inset spotlights, double-glazed windows to the rear overlooking the garden, floor-to-ceiling shaker-style fully fitted wardrobes with drawers, vertical radiator, carpet, door to:

## En-Suite Shower Room

8'3" x 5'9"

Smooth ceiling with inset spotlights and an extractor fan, obscured double-glazed window to the rear, double walk-in shower with a drencher head and a shower hose, inset shelf for shower products, wall-hung low-level WC, wall-hung vanity unit wash basin, black heated towel rail, fully tiled walls, tiled flooring.

## Rear Garden

Commences with raised patio area with the remainder artificial lawn, access to the rear of the storage unit, outside tap, outside lighting, rendered planters, additional garden shed to the very rear.

## Garage Store

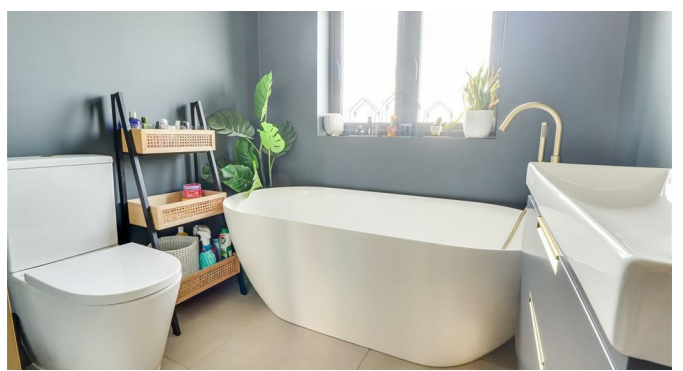
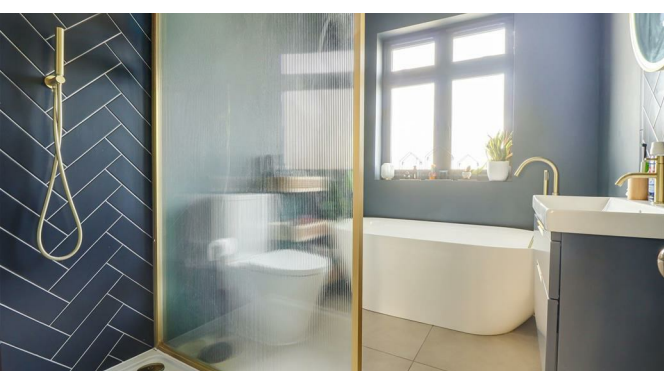
14'6" x 5'9"

Electric roller door to the front, power, light, concrete base, UPVC door to the rear leading out to the garden.

## Agents Notes:

The whole of the downstairs has underfloor heating.  
Council tax band: D



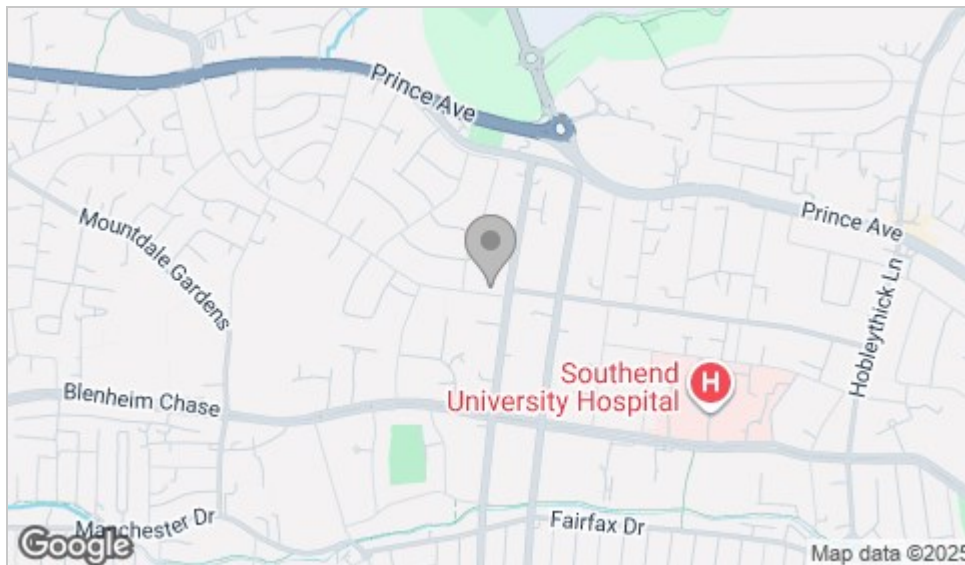




## Floor Plan



## Area Map



## Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph

