



3 Pargat Drive



3 Pargat Drive  
Leigh-On-Sea  
Essex  
SS9 5HH

Offers in excess of £295,000



This wonderful detached bungalow is the perfect purchase for a couple looking to get onto the property ladder and has huge potential to extend subject to planning permission. The property provides ample off street parking and side gated access to a beautiful rear garden with a shed for additional storage. Inside the property, you will find a modern three piece suite bathroom, lovely kitchen/diner, two spacious reception rooms including lounge and conservatory and a great sized double bedroom. Location wise, this fantastic home is a 10 minute walk from Edwards Hall Park where you can meet friends and enjoy long walks in the surrounding nature, easy access onto the A127, multiple bus connections and is only a short walk to excellent local amenities and restaurants such as The Bellhouse and Miller and Carter which both have great food and drinks.



#### Entrance

Entrance door into porch comprising double glazed obscure window to side, smooth ceiling with pendant lighting, carpeted flooring, door to:

#### Bedroom

11'21 x 9'97 (3.35m x 2.74m)

Double glazed bay window to front, smooth ceiling with pendant lighting, radiator, carpeted flooring.

#### Lounge

15'42 x 10'76 (4.57m x 3.05m)

Double glazed window to side, double glazed obscure window to side, smooth ceiling with pendant lighting, feature fireplace, radiator, carpeted flooring, door to:

#### Kitchen/Diner

10'70 x 8'94 (3.05m x 2.44m)

Range of wall and base level units with roll top work surfaces above incorporating inset stainless steel sink and drainer unit, space for oven and fridge/freezer, double glazed window to side, smooth ceiling with pendant lighting, tiled splashbacks, radiator, tiled flooring, door to:



#### Conservatory

Double glazed windows to side and rear, double glazed door to rear leading to rear garden, smooth ceiling with ceiling light, space for washing machine and tumble dryer, tiled flooring.

#### Inner Hallway

CEILING LIGHT, loft access, storage cupboard housing combination boiler, tiled flooring, door to:

#### Bathroom

7'79 x 5'93 (2.13m x 1.52m)

Three piece suite comprising panelled bath with rainfall shower above and handheld attachment over, wash hand basin with mixer tap set into vanity unit, low level w/c, chrome heated towel rail, double glazed obscure window to side, smooth ceiling with fitted spotlights, tiled walls, tiled flooring.

#### Rear Garden

Shingled garden, shed to remain, mature tree and shrub borders, side gates providing access to front garden.

#### Front Garden

Hardstanding driveway providing off street parking for multiple vehicles, raised shingled area, side gates providing access to rear garden.