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35 Moor Park Gardens

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Leigh-On-Sea
Essex
SS9 4PY

Guide price £315,000



Guide Price £315,000 - £325,000

This wonderful terraced family home has been beautifully decorated from top to bottom with modern interior and high quality fixtures and fittings. This lovely home comes with a large lounge, stunning kitchen, contemporary bathroom and three great sized bedrooms. The rear garden is extremally low maintenance with a decked seating area and further slab paved seating area meaning its perfect for when entertaining and access to the detached garage for additional storage space. Location wise, this property is within quick access to the A127, a short walk from Belfairs Woods which is fantastic for long walks all year round, surrounded by local shops and only an 8 minute drive from Leigh Station and Broadway. School catchments are Fairways Primary School and Belfairs Academy.



Entrance
Door into hallway comprising coved corning to smooth ceiling with fitted spotlights, radiator, laminate flooring, stairs to first floor landing, storage underneath, open into kitchen, door to:

Lounge
10'4" x 13'8" (3.15m x 4.19m)
Double glazed bay window to front with fitted shutters, coved corning to smooth ceiling with partially pendant lighting, radiator, laminate flooring, feature electric fireplace, open plan into:

Dining Room
8'9" x 12'4" (2.67m x 3.76m)
Double glazed French doors to rear with glass panelling either side and fitted shutters, coved corning to smooth ceiling with fitted spotlights, laminate flooring.

Kitchen
11'10" x 6'11" (3.61m x 2.13m)
Range of wall and base level units with laminate worksurfaces above incorporating one and a half stainless steel sink and drainer unit, integrated double oven, electric hob with extractor unit above, integrated dishwasher, integrated washing machine, wine fridge to remain, integrated fridge freezer, tiled splash backs, smooth ceiling, fitted spotlights, laminate flooring, double glazed window to rear.

First Floor Landing
Coved corning to smooth ceiling with fitted spotlights, loft access, carpeted flooring, doors to:

Bedroom One
13'10" x 9'4" (4.22m x 2.87m)
Double glazed window to front with fitted shutters, coved corning to smooth ceiling with pendant lighting, radiator, carpeted flooring, airing cupboard.



Bedroom Two
12'0" x 9'6" (3.66m x 2.9m)
Double glazed window to rear, smooth ceiling with pendant lighting, radiator, laminate flooring.

Bedroom Three
8'5" x 6'5" (2.59m x 1.98m)
Double glazed window to rear with fitted shutters, smooth ceiling with pendant lighting, radiator, laminate flooring.

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

Front Garden
Block paved pathway leading to front door with feature shingle area.

Rear Garden
Decked seating area leading down to slab paved seating area, rear gated access with parking to rear, access to garage.

Garage
15'3" x 8'0" (4.67m x 2.44m)
Up and over door, door to side, power and lighting.

Agents Note
There is a large loft which would be great for loft conversion STPP.