



Holyrood Drive,  
Westcliff-On-Sea, Essex SS0

£575,000

**\*\*\*OPEN HOUSE - SATURDAY 27TH OCTOBER  
2018 11AM TO 1PM\*\*\***

BM Property Agents are privileged to offer for sale this brand new four bedroom detached house in a sought after residential location Westcliff. Benefiting from large kitchen diner with bi-fold door to the rear garden and a quality fitted Kube kitchen with integrated Siemens fridge/ freezer, oven, induction hob and extractor hood and a utility room where an Ideal Logic combination boiler is located and further space for appliances and a uPVC double glazed door for side access to the house. The ground floor also includes a lounge and office/ small second reception room.

Upstairs there are four superb sized double bedrooms, with the master bedroom offering an en-suite shower room. Family bathroom also with a shower over the bath.

A large loft which will be great for storage and should the time come, extending into the loft for additional bedrooms (subject to planning).

10 year NHBC warranty.

Contact BM Property Agents on 01702596027 to discuss in more detail or to arrange access.

### **Front Exterior**

Driveway for off road parking. Side access to rear garden. Front door leading to

### **Hallway**

Painted walls, coving, flooring to be fitted. Lounge, office/study, cloakroom, kitchen dining room and stair leading to first floor all come off the hallway. Under stairs cupboard.

### **Lounge**

16' 3" x 11' 8" (4.95m x 3.55m)

Painted walls, wood coving, double glazed bay window, radiator. The carpets are not currently down but will be fitted before completion.

### **Kitchen/ diner**

31' 8" x 12' 3" (9.64m x 3.73m)

Kitchen - Quality kitchen designed and fitted by Kube Kitchens in Leigh. Integrated oven, induction hob and fridge/freezer. Dining area - painted walls, double glazed windows, bi-fold doors leading to rear garden, radiator, wood coving. Floor to be fitted before completion.

### **Utility Room**

work surfaces, Ideal combination boiler, painted walls, double glazed door leading to the side of the house. Leads to front of house and to the rear garden. Flooring to be fitted before completion.

### **Garden**

Rear garden with paved patio area. Lawn TBC. Side gate access to rear garden.

### **Cloakroom**

White toilet and wash basin. Half tiled walls, painted to top half of walls. Obscured double glazed window, radiator. Flooring to be fitted before completion.

### **Landing**

Painted walls, double glazed window, loft access, flooring to be fitted. The bathroom and all four bedrooms come off the landing. Airing cupboard.





### **Bathroom**

Three piece white suite with a shower over the bath. Fully tiled walls, double glazed obscured windows, heated towel rail, tiled floor.

### **Master bedroom**

14' 9" x 12' 3" (4.49m x 3.73m)

Double bedroom. Painted walls, coving, radiator, double glazed bay window. Flooring to be fitted before completion.

### **En-suite**

Three piece shower room. Fully tiled walls and floors, obscured double glazed window, heated towel rail.

### **Bedroom Two**

12' 11" x 10' 9" (3.93m x 3.27m)

Double bedroom. Painted walls, coving, radiator, double glazed window. Flooring to be fitted.

### **Bedroom Three**

12' 3" x 10' 1" (3.73m x 3.07m)

Double bedroom. Painted walls, coving, radiator, double glazed window. Flooring to be fitted.

### **Bedroom Four**

12' 0" x 10' 9" (3.65m x 3.27m)

Double bedroom. Painted walls, coving, radiator, double glazed window. Flooring to be fitted.





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