



143 Thorney Bay Road
Canvey Island, Essex SS8 0HN
£485,000

- ** Popular seafront location
- ** Spacious five bed detached family home
- ** Two large reception rooms
- ** Outstanding modern fitted kitchen with various appliances to remain
- ** Modern gas fired central heating
- ** Ground floor wet room
- ** Large garage with electric roller door
- ** Five well proportioned bedrooms
- ** Good size master bedroom with en-suite shower room
- ** Wrap around gardens and all maintained to the side and rear

Hall



UPVC double-glazed entrance door connecting to a spacious entrance hall with white panel doors off to the accommodation including double-doors to the lounge, door to the wet room.

Wet Room



Double-glazed window to the front and side elevations, white wash hand basin and walk-in wet room area, tiled to all the walls and floor in ceramics, chrome towel rail, shower.

Lounge 23'3x16'2 (7.09mx4.93m)



A good size through lounge with two double-glazed windows to the front elevation, double-glazed doors connecting to the garden at the rear, wallpaper decor to one wall, ornate coving to the ceiling, three radiators, brick built feature fireplace.

Dining Room 14'3x12'7 (4.34mx3.84m)



A good size through dining room with two double-glazed windows to the side, double-glazed windows to the front and rear, three radiators, coved and textured ceiling

Kitchen 17'1x10'9 (5.21mx3.28m)



An outstanding modern fitted kitchen with an extensive range of cream fronted units and drawers at base level with granite working surfaces over, inset four ring stainless steel gas hob with stainless steel splashback with

extractor over, integral appliances include dishwasher, microwave, double oven and wine cooler. Space for washing machine, tumble dryer and fridge/freezer. Tiling to the splashbacks. Matching units at eye level, tubular radiator, door to the dining room, double-glazed windows to the rear and double-glazed door to the side, tiling to the floor.

First Floor Landing



A spacious landing with double-glazed window and double-glazed door opening onto a balcony which is enclosed by iron railings and offering views towards Canvey's Seawall. White panel doors off to the accommodation, cupboard housing the Megaflow system.

Bedroom One 17'11x14'4 (5.46mx4.37m)



Double-glazed window to the front and side elevations, an extensive range of wardrobes across one wall which are to remain, radiator, access to the en-suite.

En-Suite



A three piece suite with low level w/c, pedestal wash hand basin and shower cubicle, radiator, double-glazed window to the side.

Bedroom Two 11'9x10'10 (3.58mx3.30m)



Double-glazed window to the rear, radiator, textured ceiling.

Bedroom Three 1'5x7'11 (0.43mx2.41m)

Double-glazed window to the front, radiator, textured ceiling.

Bedroom Four 11'5x7'11 (3.48mx2.41m)



Double-glazed window to the front elevation, radiator, textured ceiling.

Bedroom Five 11'6x7'11 (3.51mx2.41m)

Double-glazed window to the rear elevation, radiator, textured ceiling.

Bathroom

A four piece suite comprising of low level w/c, pedestal wash hand basin, corner bath and separate shower cubicle, fully tiled to the walls in ceramics, textured ceiling, double-glazed obscure window to the rear elevation.

Front Garden

Mainly laid to grass at the front, side access to the side garden

Rear and Side Gardens

Wrap around the property and commence with decked ramped area with artificial lawns to the front, rear and side with further decked areas to the side, fenced to the boundaries, fairly secluded, side access to the garage

**Garage 17' x 10'11 (5.18m x 3.33m)**

Electric roller door, power and light, door from here connects to the rear, parking to the front of the garage.

View



GROUND FLOOR



1ST FLOOR

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		Current	Potential
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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