



33 Rattwick Drive

**richard
poyntz**

33 Rattwick Drive
Canvey Island
Essex
SS8 8NF

£375,000



RICHARD POYNTZ & COMPANY have pleasure in offering for sale this attractively styled deceptively spacious double fronted four bedroom detached home situated in a popular residential location and a short distance to Leigh Beck Infant and Junior School and Smallgains recreational playing fields and Canvey Heights, with bus routes and shops within a reasonable distance. The property has space in abundance throughout including spacious hallway with stairs to the first floor and under stair store cupboard and off the hallway is a superb size through lounge with UPVC double glazed window to the front and UPVC double glazed French doors at the rear connecting to a superb modern UPVC double glazed conservatory, also off the hallway is a good size dining room with door connecting to the garage/store room which could easily be utilised as an office etc. Modern cloakroom and fitted kitchen with light wood units at base and eye level and various appliances to remain including, oven, hob, extractor, dishwasher and fridge/freezer. To the first floor are four well-proportioned bedrooms all of which have fitted wardrobes and completing the first-floor accommodation is a contemporary superb shower room. Externally the property has a Westerly facing rear garden with a good size block paved patio area ideal for table and chairs with the remainder being laid to lawn. There is access through the garden to an external kitchen with additional store room off. To the front of the property is a hard standing driveway providing off-street parking. The property also boasts UPVC double glazed windows and doors throughout and has gas fired central heating. Viewing comes highly recommended to truly appreciate all that the property has to offer.



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** Deceptively spacious four bedrooms modern design detached house

- ** Situated close to Smallgains Recreational Playing Fields & Leigh Beck Infant & Junior School
- ** UPVC double glazed windows and doors throughout
- ** Gas fired central heating
- ** Superb size through lounge
- ** Separate dining room
- ** Modern fitted kitchen with built-in oven, hob, pull out extractor, dishwasher and fridge/freezer all to remain
- ** Ground floor cloakroom
- ** Superb modern UPVC double glazed conservatory
- ** External kitchen with storeroom
- ** Spacious landing to the first floor
- ** Four well-proportioned bedrooms
- ** Stunning first-floor shower room
- ** Driveway
- ** Garage/storeroom
- ** Westerly facing block paved and lawned rear garden
- ** Viewing highly recommended

Hall
UPVC entrance door to the front with obscure double glazed inserts giving access to the hallway. Coved and textured ceiling, obscure double glazed window to the front, stairs to the first floor with small under stairs store cupboard, radiator, doors off to the accommodation, carpet.

Cloakroom

Flat plastered ceiling with inset spotlights, obscure UPVC double glazed window to the rear, radiator, tiling to the splashbacks. Modern two piece white suite comprising of low-level w/c with push flush, sink with chrome mixer taps inset into a vanity cupboard, tiling to the floor.

Lounge

21'7 into bay x 11'7 (6.58m into bay x 3.53m)

Superb size lounge with dual aspect views, coved and textured ceiling, UPVC double glazed bay window to the front plus UPVC double glazed French doors to the rear giving access to the conservatory, two radiators, carpet.

Conservatory

12'11x10'6 (3.94mx3.20m)

Pitched double glazed roof, two radiators, UPVC double glazed windows to three aspects plus UPVC double glazed French style doors giving access to the garden, tiled floor.

Dining Room

11'3x9'4 (3.43mx2.84m)

Again an excellent room which could also be utilised as an additional ground floor fifth bedroom if required. Coved and textured ceiling, UPVC double glazed window to the front, radiator, door giving access to the garage/storeroom. Carpet.

Kitchen

14'5x9'4 (4.39mx2.84m)

Flat plastered ceiling with inset spotlights, UPVC double glazed window to the rear plus half UPVC double glazed door giving access to the garden, radiator. Attractive tiling to the splashbacks, modern light wood units at base and eye-level with matching drawers all with chrome handles, marble effect work surfaces over incorporating 1¼ stainless steel drainer sink with chrome mixer taps, four ring gas hob with extractor over and separate waist-height oven, built-in fridge/freezer and dishwasher to remain, laminate effect wood flooring.

First Floor Landing

Coved and textured ceiling, access to the loft, UPVC double glazed window to the front, doors off to the accommodation and airing cupboard with shelving, carpet.

Bedroom One

12'10x9'11 (3.91mx3.02m)

Superb size master bedroom, coved and textured ceiling, two UPVC double glazed windows to the front, radiator, fitted wardrobes across the width of one wall, laminate wood flooring.

Bedroom Two

9'11x9'8 (3.02mx2.95m)

Further good size bedroom with coved and textured ceiling, UPVC double glazed window to the front, radiator, built-in wardrobes to one wall, carpet.

Bedroom Three

11'8x8'11 (3.56mx2.72m)

A further good size bedroom, coved and textured ceiling, UPVC double glazed window to the rear plus UPVC double glazed window to the side, radiator. Fitted wardrobes and top boxes, carpet.

Bedroom Four

8'10x8'7 (2.69mx2.62m)

A further good size bedroom, coved and textured ceiling, UPVC double glazed window to the rear plus UPVC double glazed window to the side, radiator, built-in wardrobes, laminate wood flooring.

Shower Room

Superb modern shower room with flat plastered ceiling with inset spotlights, obscure UPVC double glazed window to the rear, chrome heated towel rail, modern contemporary tiling to the walls and floor, three-piece white shower room suite comprising of a double shower tray with glass screen and doors with wall mounted chrome shower, low-level w/c with push flush, sink inset into large vanity unit with various drawers and cupboards.

External Kitchen

7'10x5'5 (2.39mx1.65m)

This is accessible via the garden/storeroom. Flat plastered ceiling, power and light connected, base and eye level units with drawers with rolled top work surface over, opening to a storage area. Carpet.

Store Room

8'3x5' (2.51mx1.52m)

Textured ceiling, UPVC double glazed window to the rear, power and light connected.

Front Garden

Hard standing area providing off-street parking with pathway leading to entrance door with lawned areas to either side, brick wall and fencing to the boundaries.





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