



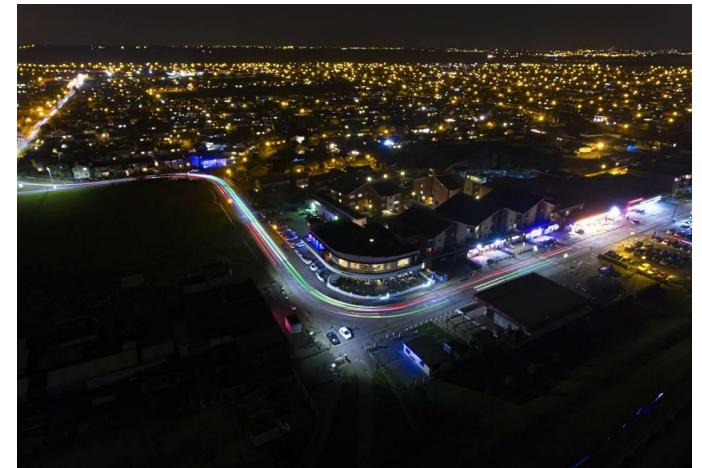
**richard
poyntz**

Canvey Island Essex SS8 0GD

£525,000



Located in the ever popular Thorney Bay area of Canvey Island and facing towards Canvey's seawall and within short walk of Canvey's seafront is this spacious five/six bed detached house which benefits from ample off-street parking with double-garage at the front, secluded rear garden with the accommodation comprises of lounge and study to the front with excellent spacious kitchen/family room to the rear which is open plan to the conservatory area, completing the ground floor accommodation is the cloakroom and utility room. To the first floor are three double size bedrooms with en-suite shower room to the master bedroom plus family bathroom and two the second are two further double-size bedrooms with additional bathroom. Arrangements to view can be made by contacting our office on 01268 699599.



- ** Popular Thorney Bay location
- ** Facing open fields and towards Canvey's seawall
- ** Very short walking distance to Canvey's seafront and beaches
- ** Parking for several vehicles
- ** Double-garage
- ** Five could be six bedrooms
- ** Three floors
- ** Double-glazed windows
- ** Modern gas fired central heating
- ** Study plus lounge
- ** Modern fitted kitchen/breakfast room with conservatory area
- ** Utility room
- ** Ground floor cloakroom
- ** Three bedrooms to the first floor
- ** Two bedrooms to the second floor
- ** Views towards Canvey's seafront and seawall from the first and second floors
- ** Secluded and larger than average rear garden

Hall

Double-glazed entrance door into a hall with stairs to the first floor, door to the cloakroom, opening to the kitchen/breakfast room and the remainder of the ground floor accommodation, radiator.

Lounge

15'3x12'9 (4.65mx3.89m)

Double-glazed window to the front elevation, split level flooring and currently being used as a cinema room, flat plastered ceiling with lighting,

Study

9'10x8'8 (3.00mx2.64m)

Could be additional bedroom if required, double-glazed window to the front, radiator, laminate flooring.

Cloakroom

A modern two piece suite comprising low level w/c with push flush, radiator, white sink with vanity unit under and chrome mixer tap.

Kitchen / Breakfast Room

29'5 x 16'6 reducing to 8'9 (8.97m x 5.03m reducing to 2.67m)

A good size kitchen/breakfast room across the full width at the rear of the property incorporating a double-glazed conservatory area with tiles to the kitchen area and laminate style flooring to the dining area of this room, double-glazed window to the rear and double-glazed French doors opening to the garden. An extensive range of high gloss units at base level with mango style wooden work tops over with inset sink, 1.5 meter wide range cooker with stainless steel splash back fitted and to remain and extractor over, large floor to ceiling larder style unit incorporating

built-in microwave and coffee machine which is to remain, large breakfast bar area with mango style wood work tops over, ample space for dining room table, flat plastered ceiling with inset spot lights
CONSERVATORY AREA:- With double-glazed doors opening to the garden with obscure pitched roof, opening to the utility room.

Utility Room

7'x5'2" (2.13mx1.57m)

Shaker units at eye and base level with stainless steel sink, double-glazed door at the side and wall mounted gas fired Valliant boiler.

First Floor Landing

Feature wallpaper decor, doors off to three of the bedrooms and bathroom and stairs from here connect to the second floor.

First Floor Bedroom One

13' x 12'1" (3.96m x 3.68m)

Built-in wardrobes, double-glazed window to the rear elevation, coved to flat plastered ceiling and radiator, inset spot lights. Door connecting to the en-suite shower room.

En-Suite

A modern fitted en-suite shower room with double-tiled shower cubicle, large white wash hand basin with chrome mixer tap, wall mounted low level w/c, large heated chrome towel rail, fully tiled to the walls and floor in tasteful ceramics

Second Floor Bedroom Two

14'8x10' (4.47mx3.05m)

Velux style windows to the front and rear elevations, radiator.

Second Floor Bedroom Three

14'8x13'1" (4.47mx3.99m)

Velux windows to the front and rear elevations, radiator, feature wallpaper decor to one wall.

First Floor Bedroom Four

13'4x10' (4.06mx3.05m)

Double-glazed window to the front, laminate flooring, radiator.

First Floor Bedroom Five

12'11x9'8" (3.94mx2.95m)

Double-glazed window to the front, radiator, laminate flooring, coved to flat plastered ceiling.

First Floor Family Bathroom

Suite comprising of white panelled bath, pedestal wash hand basin, bidet and low level w/c, tiled shower cubicle, airing cupboard, tiling to the splash back areas, obscure double-glazed window to the rear elevation.

Second Floor Bathroom

Double-glazed window to the rear. A three piece suite comprising of pedestal wash hand basin, bath and low level w/c, chrome towel rail, flat plastered ceiling.

Double Garage

Detached double-glazed with twin electrically operated doors.

Front Garden

Ample parking to the front for several vehicles

Rear Garden

Larger than average and quite secluded commencing with decking area and patio area with steps up to a raised garden area, fencing to the boundaries, side access to the front.

Views from the front

Canvey Seafront by night

Canveys Beach

Canvey's beach - walking distance



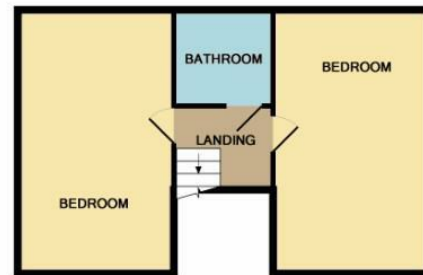


GROUND FLOOR



1ST FLOOR

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2ND FLOOR

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