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ASPIRE



Rainbow Road, Canvey Island Offers in the region of £850,000

Aspire Estate Agents are delighted to introduce this stunning detached family home, which supports the luxury lifestyle of a large or growing family. With contemporary and ample accommodation throughout, the property boasts five spacious bedrooms, two en suites, and a dining and breakfast room. Our Sellers love the convenient location, just a stone's throw away from Canvey High Street, offering easy access to local amenities and transport links.

Call Aspire Estate Agents To Book In A Viewing, On For A Guide Price: £850,000 - £875,000

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Entrance Hall:

Upon entering, you are greeted by two lead light double glazed windows to the front aspect. The staircase leads to the first-floor accommodation, complemented by an under stairs storage cupboard. Custom-built fitted wall cupboards and a seating area with integrated storage enhance the space. The hall features a radiator, coving to a smooth ceiling, and a tiled floor. Doors lead to various rooms.

Living Room: 20' 4" x 15' 6" (6.19m x 4.72m)

The living room is adorned with a lead light double glazed window to the front aspect. Custom-built fitted wall cupboards, a log burner style living flame gas fire, and two radiators create a cozy atmosphere. Wood effect flooring complements the coved ceiling. Glazed panelled double doors open to the dining room.

Dining Room: 16' 1" x 11' 8" (4.90m x 3.55m)

Custom-built fitted wall cupboards and drawers adorn the dining room, featuring coving to the ceiling and tiled flooring. An opening leads to the sunroom, and a square arch connects to the kitchen/breakfast room.

Kitchen/Breakfast Room: 26' 7" x 11' 9" (8.10m x 3.58m)

The kitchen boasts two lead light double glazed windows to the rear aspect and is equipped with oak base and wall-mounted units. Illuminated granite work surfaces, a breakfast bar, and integrated appliances enhance the functionality. The room features coving to a smooth ceiling, inset downlights, and a tiled floor. A door leads to the utility room.

Utility Room: 7' 3" x 5' 2" (2.21m x 1.57m)

The utility room, with a double glazed door to the side, features base and wall-mounted oak units, granite work surfaces, and integrated appliances. It also houses the boiler and provides space and plumbing for additional appliances. The floor is tiled.

Sun Room: 11' 8" x 8' 11" (3.55m x 2.72m)

The sunroom is illuminated by lead light double glazed windows on the rear and side aspects. It includes a radiator, tiled floor, and French doors leading to the garden.

Ground Floor Cloakroom: 5' 2" x 4' 6" (1.57m x 1.37m)

The cloakroom features a washbasin in a vanity unit, a low-level W/C, radiator, coving to the ceiling, and tiled walls and flooring.

First Floor Landing

Upon entering the landing on the first floor, you are greeted by a lead light double glazed window offering views to the front. The staircase gracefully ascends to the second-floor accommodations. The ceiling is adorned with coving, and the floor boasts wood effect flooring. Various doors lead to:

Master Bedroom

Measuring 15' 5" x 14' 10" (4.70m x 4.52m), the master bedroom features two lead light double glazed windows providing rear aspect views. Custom-built fitted wardrobes with sliding doors, a radiator, ceiling coving, and wood effect flooring complete the room. A door leads to the en-suite.

En-suite

Spanning 13' 1" x 5' 1" (3.98m x 1.55m), the en-suite is equipped with an obscure lead light double glazed window to the side. It includes a panelled corner Jacuzzi bath with a mixer tap, a wash hand basin in a floating vanity unit, a low-level W/C, fitted wall units, a chrome heated towel rail, and coving to the ceiling with inset downlights. Tiled walls and flooring add a touch of sophistication.

Second Bedroom

Measuring 15' 8" x 12' 10" (4.77m x 3.91m), the second bedroom offers a lead light double glazed window with front aspect views. It includes a radiator, mirror-fronted sliding door wardrobes, a fitted wardrobe, ceiling coving, wood effect flooring, and a door leading to the Jack & Jill en-suite.

Jack & Jill En-suite

The Jack & Jill en-suite, measuring 10' 6" x 5' 11" (3.20m x 1.80m), features an obscure lead light double glazed window to the side. It comprises a corner shower cubicle, his and hers wash hand basins in vanity units, coving to a smooth ceiling with inset downlights, a chrome heated towel rail, and tiled walls and flooring.

Third Bedroom

With dimensions of 16' 0" x 12' 9" (4.87m x 3.88m), the third bedroom presents a lead light double glazed window with front aspect views. Amenities include a radiator, mirror-fronted sliding door wardrobes, coving to a smooth ceiling with inset downlights, wood effect flooring, and a door leading to the Jack & Jill en-suite.

Fourth Bedroom

Measuring 11' 8" x 11' 5" (3.55m x 3.48m), the fourth bedroom includes a lead light double glazed window offering rear aspect views. It is equipped with a radiator, mirror-fronted sliding door wardrobes, coving to a smooth ceiling, and wood effect flooring.

Fifth Bedroom

The fifth bedroom, with dimensions of 8' 8" x 7' 8" (2.64m x 2.34m), features a lead light double glazed window with rear aspect views, a radiator, ceiling coving, and wood effect flooring.

Family Shower Room

The family shower room, with an obscure lead light double glazed window to the rear, comprises a corner shower cubicle, wash hand basin in a vanity unit, low-level W/C, chrome heated towel rail, coving to a smooth ceiling with inset downlights, and tiled walls and flooring.

Second Floor Loft Room / Games Room

Spanning 32' 5" x 12' 0" (9.87m x 3.65m), the second-floor loft room or games room features four built-in eave storage cupboards, a wall-mounted electric heater, a wood-paneled ceiling, and carpet flooring.

Rear Garden

The rear garden is mainly block-paved with an inset circular paved design, shingle shrub borders, and a bespoke wooden-framed and tiled roof gazebo seating area with power and lighting. There is also convenient side access.

Front Of Property

The front of the property boasts a block-paved driveway with parking for multiple vehicles, side access gates, and it leads to:

Double Garage / Play Room

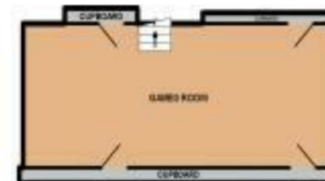
Measuring 16' 1" x 15' 6" (4.90m x 4.72m), the double garage features a 14ft up and over remote sensor door with eight inset lead light arched windows, power and lighting. It grants access to the playroom, which includes fitted cupboards to one wall, fitted shelving, underfloor heating, a double-glazed paneled door to the side, and a door leading to the entrance hall.



GROUND FLOOR

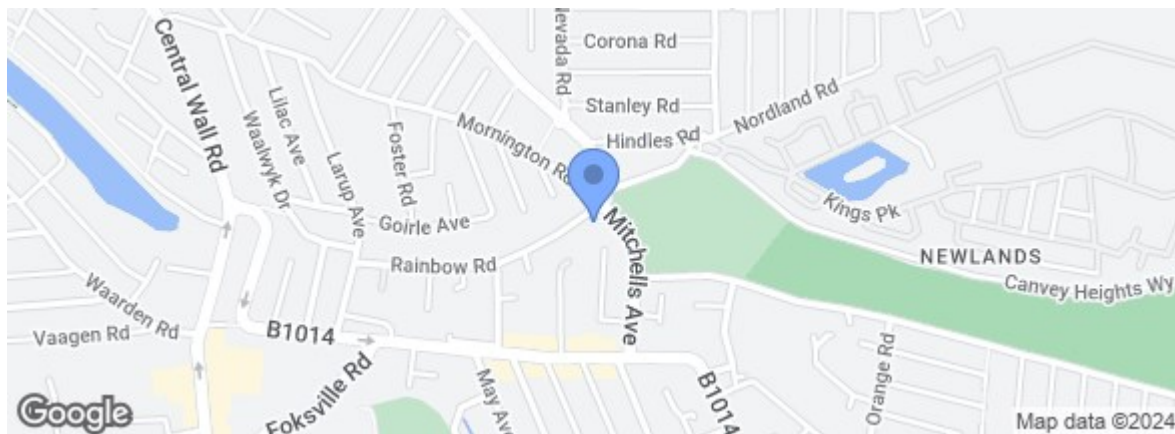


1ST FLOOR



2ND FLOOR

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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