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Kellington Road, Canvey Island £800,000

CHECK OUT THE MARKETING VIDEO - This impressive five-bedroom executive detached home is situated in a highly sought-after location, offering uninterrupted views across the estuary from the front and featuring four balconies to fully appreciate the stunning vistas. Immaculately presented throughout, the property includes five spacious bedrooms, three luxurious bathrooms, and two additional W/Cs, providing ample space and comfort for a large family or guests.

The heart of the home is the outstanding kitchen/family room, designed for both functionality and style, perfect for family gatherings and entertaining. The utility room offers additional convenience and storage, while the dedicated office area provides a quiet space for work or study.

The spacious lounge is ideal for relaxation, with its elegant design and abundant natural light. The property also boasts ample off-street parking, ensuring convenience for multiple vehicles, and a remarkable 41-foot length garage that can accommodate cars, storage, or a workshop.

The combination of its prime location, breath taking views, and exceptional interior makes this property a truly unique and desirable home.

Reception Hall

Dimensions: 5.46m x 5.16m (17'11" x 16'11")

Description: The entrance features a hardwood door with obscure double-glazed insets leading into a spacious reception hallway. The area is highlighted by a coved and flat plastered ceiling, three UPVC double-glazed windows at the front, a radiator, and a turned spindled staircase ascending to the first floor. Oak doors provide access to the rest of the accommodation, and the hall is finished with elegant wood flooring.

Ground Floor Cloakroom

Description: This modern cloakroom features a flat plastered ceiling and a radiator. It includes a contemporary two-piece white suite with a push-flush WC and a sink with chrome mixer taps, set into a wooden vanity unit with a tiled splashback. The floor is tiled for easy maintenance.

Ground Floor Utility Room

Dimensions: 2.97m x 1.47m (9'9" x 4'10")

Description: Equipped with a coved and flat plastered ceiling and inset spotlights, the utility room has a half double-glazed composite door providing garden access. Modern shaker units at base and eye level, with wood chopping block countertops, incorporate a 1¼ stainless steel sink and drainer with chrome mixer taps. The room features splashback tiling and tiled flooring.

Ground Floor Bedroom One

Dimensions: 5.05m x 3.96m (16'7" x 13'0")

Description: This master bedroom boasts a coved and flat plastered ceiling, a UPVC double-glazed window to the front, a radiator, modern contemporary feature wallpaper on one wall, and wood flooring. An Oak door leads to the en-suite bathroom.

En-Suite Bathroom For Master Bedroom

Dimensions: 2.97m x 2.31m (9'9" x 7'7")

Description: A luxurious family bathroom with a flat plastered ceiling and inset spotlights, featuring a UPVC obscure double-glazed window to the rear and a heated chrome towel rail. The bathroom suite includes two floating sinks with chrome mixer taps, a push-flush wall-mounted WC, and a freestanding bath with chrome mixer taps. The room is enhanced with modern tiling on selected walls and tiled flooring.

Ground Floor Bedroom Two

Dimensions: 4.27m x 3.96m (14'0" x 13'0")

Description: This spacious bedroom includes a coved and flat plastered ceiling with inset spotlights, a UPVC double-glazed window to the rear, a radiator, wood flooring, and an Oak door to the Jack and Jill en-suite.

Jack & Jill En-Suite For Bedrooms Two and Three

Description: Features a flat plastered ceiling with inset spotlights, a chrome heated towel rail, and a large vanity cupboard incorporating a sink with a chrome mixer tap and a push-flush WC. The shower enclosure includes a double shower tray and a glass screen/door with a wall-mounted chrome shower. This bathroom provides access to both bedroom two and bedroom three.

Ground Floor Bedroom Three

Dimensions: 3.76m x 3.66m max (12'4" x 12'0" max)

Description: Includes a coved and flat plastered ceiling with inset spotlights, two UPVC double-glazed windows to the front, a radiator, wood flooring, and an Oak door leading to the Jack and Jill en-suite.

Ground Floor Bedroom Four

Dimensions: 2.97m x 2.87m (9'9" x 9'5")

Description: This good-sized bedroom features a coved and flat plastered ceiling, a UPVC double-glazed window to the rear, a radiator, wood flooring, and an Oak door leading to an en-suite bathroom.

En-Suite For Bedroom Four

Description: This modern en-suite includes a flat plastered ceiling with inset spotlights, a three-piece white suite comprising an enclosed system push-flush WC, a sink set into a vanity cupboard with a chrome mixer tap, and a good-sized shower tray with a glass screen/door and a wall-mounted chrome shower. The room is complemented by attractive splashback tiling and tiled flooring.

First Floor Landing

Dimensions: 5.13m x 3.58m (16'10" x 11'9")

Description: The landing features a coved and flat plastered ceiling, UPVC double-glazed doors opening to the balcony, a further turned spindled staircase to the second floor, and openings to a study. Oak doors lead to the kitchen/family room, cloakroom, lounge, and a storage cupboard. The landing is finished with wood flooring and a radiator.

First Floor Kitchen/Family Room

Dimensions: 7.80m x 7.24m (25'7" x 23'9")

Description: A magnificent room with a coved and flat plastered ceiling, two double-glazed skylight windows, and UPVC double doors opening to a balcony. Further UPVC double-glazed bi-folding doors lead to another balcony. The room includes two additional UPVC double-glazed windows to the rear, two radiators, a feature brick fire surround with an Oak mantel, and ample space for seating and dining. The kitchen area is

equipped with modern cream units at base and eye level, a large island with a wine rack and shelving, and wood chopping block work surfaces. The island incorporates an induction hob with a downdraft extractor, built-in waist-height twin ovens with a warming drawer, a twin stainless steel sink with mixer taps, a built-in dishwasher, and a fridge/freezer. The room is finished with wood flooring.

First Floor Cloakroom

Description: This cloakroom has a coved and flat plastered ceiling, a radiator, and a modern two-piece white suite comprising a push-flush WC and a sink with chrome mixer taps set into a vanity cupboard. The splashback is attractively tiled, and the floor is tiled.

First Floor Lounge

Dimensions: 7.24m x 3.94m (23'9" x 12'11")

Description: A superbly spacious lounge with a coved and flat plastered ceiling, UPVC double-glazed bi-folding doors to a balcony, and additional UPVC obscured double-glazed windows to the rear. The room features two radiators, a feature brick fire surround with an Oak wood mantel, and wood flooring.

First Floor Study Area

Dimensions: 3.35m x 1.80m (11'0" x 5'11")

Description: This study area has a coved and flat plastered ceiling with inset spotlights, an obscure UPVC double-glazed window to the rear, a radiator, and wood flooring.

Second Floor Landing

Description: This area has a flat plastered ceiling with inset spotlights, a UPVC double-glazed window to the rear, a radiator, and an Oak door leading to the family lounge/sitting room and the second-floor cloakroom.

Second Floor Family Lounge/Sitting Room/Bedroom Five

Dimensions: 8.71m x 4.24m (28'7" x 13'11")

Description: A superb room with extensive views and a good-sized balcony overlooking Hadleigh Castle and Southend Pier. The room features a flat plastered ceiling with inset spotlights, UPVC double-glazed bi-folding doors to the front providing balcony access, and three additional double-glazed Velux-style windows to the rear. The room includes two radiators and wood flooring.

Second Floor Cloakroom

Description: A spacious cloakroom with a flat plastered ceiling, inset spotlights, a chrome heated towel rail, and attractive half tiling on the walls. The floor is tiled, and

the room features a modern two-piece white suite comprising a push-flush WC and a sink set into a vanity drawer with a chrome mixer tap. An Oak door leads to a store room/boiler room.

Second Floor Store Room/Boiler Room

Dimensions: 2.36m x 1.73m (7'9" x 5'8")

Description: Features a flat plastered ceiling, loft access, a door to additional storage, and houses the boiler and cylinder.

Front Garden

Description: The front garden is enclosed with boundary walls and features a block-paved driveway leading to the garage, offering off-street parking for approximately three to four vehicles. The remaining area is laid to lawn with shrub bedded areas, and ramps lead up to the front door.

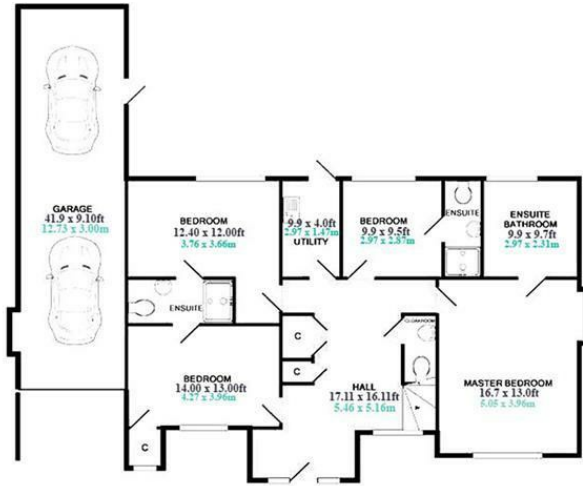
Rear Garden

Description: The rear garden is mainly laid to lawn and includes various block-paved patio areas for seating, a sheltered seating area, flower, shrub, and plant beds, a shingled area, and a shed. The garden is enclosed with fencing, has a gate for side access, and features an outside tap and lighting.

Garage

Dimensions: 12.73m x 3.00m (41'9" x 9'10")

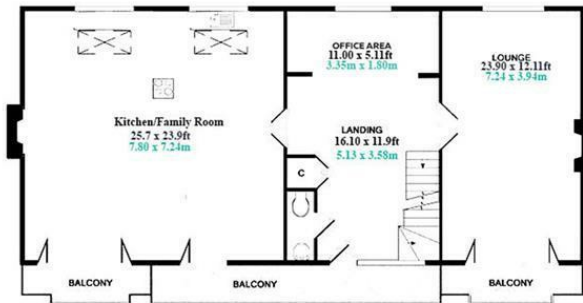
Description: This spacious garage features an electric up-and-over door, making it ideal for use as a workshop. It includes power and lighting, a loft for additional storage, a UPVC double-glazed window to the side, and a half UPVC double-glazed door providing access to the garden.



Ground Floor



2nd Floor



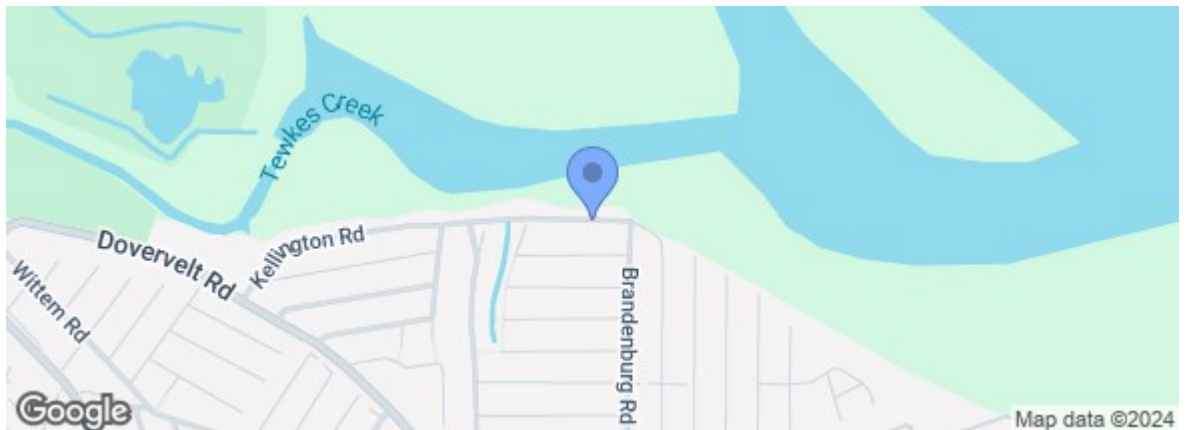
1st Floor

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**Kellington Road
Canvey Island**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		86	86
(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		85	85
(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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