



\*\* GUIDE PRICE £425,000-£450,000\*\*

Welcome to this charming property located in the popular Thorney bay end of the island. This delightful large semi-detached bungalow boasts a spacious layout, with fantastic sizes on a large plot. With two reception rooms, three double bedrooms, a walk-in wardrobe, modern kitchen, 2 bathrooms, study, conservatory and a detached garage, makes it an ideal home for a family or those looking for a peaceful retreat.

The large open plan lounges and kitchen dining area flow seamlessly from the front of the property to the rear with the option to separate with internal doors creating separate living spaces according to preference. There are 2 double bedrooms to the front of the property, one with floor to ceiling sliding door wardrobes, allowing for plenty of storage. The modern kitchen towards the rear leads to a large bright and airy conservatory overlooking a stunning landscaped garden with a mixture of natural plants, trees and flowers together with an artificial lawned area. Also leading from the kitchen is the study area which is an ideal place to work from home or to take some time to complete general day to day admin activities. The family bathroom is situated off the study area which also lends access to a true highlight of the property, the large master bedroom.

- No onward chain
- Master bedroom with walk-in-wardrobe and ensuite
- Three double bedrooms
- Sought-after-location
- Conservatory
- Ready to move straight into
- Off street parking with detached garage
- Beautiful landscaped garden
- Potential for extension
- Modern kitchen and bathroom

## Welbeck Road

Canvey Island

**£425,000**

Price Guide



# Welbeck Road



## Frontage

The driveway creates parking for one large vehicle with potential to create further parking in the front garden area, side access to the rear, access to the detached garage, access to:

## Entrance Porch

2'11" x 2'11"

UPVC entrance door to the side, smooth ceiling, carpet, door to:

## Hallway

8'5" x 2'11"

Pendant light, loft hatch equipped with a loft ladder (the loft is half boarded and fully insulated with lighting), cupboard housing the utility meters, solid wood doors leading to two double bedrooms, dado rail, radiator, laminate flooring.

## Bedroom Two

11'0" x 10'1"

Coved ceiling, double glazed windows to the side, wood paneled walls, floor to ceiling sliding door fitted wardrobes, additional storage cupboards, radiator, laminate flooring.

## Bedroom Three

11'0" x 10'0"

Coved ceiling with inset spotlights, double glazed windows to the front, radiator, carpet.

## Open Plan Lounge/Reception 1/Dining Area/Kitchen

36'4" x 13'10" > 11'1"

Lounge Area 4.94m into the bay x 3.38m Smooth coved ceiling with a ceiling rose and pendant light, double glazed bay windows to the front, feature fireplace with a wooden surround and a marble hearth, radiator, laminate flooring, opening to:

## Open Lounge/Reception 2/Dining Area/Kitchen

11'2" x 11'1"

Smooth coved ceiling with a ceiling rose and fan light, wood panelled walls, radiator with a radiator cover, laminate flooring, opening to:

## Kitchen

13'10" x 11'2"

Double glazed patio doors to the rear leading to the conservatory, double glazed windows to the rear, smooth coved ceiling, modern shaker style kitchen comprising of; wall and base level units with a centre island breakfast bar, integrated oven and grill, integrated dishwasher, space for an American style fridge freezer, pull out floor to ceiling spice rack, roll edge laminate worktops, four ring electric hob with a glass splashback and an extractor fan above, 1.5 stainless steel sink and drainer, wood panelled walls, laminate flooring, door to:

## Study

8'0" x 7'2"

Coved ceiling, radiator with a radiator cover, UPVC double glazed door to the rear leading out to the garden, laminate flooring, door to:

## Bathroom

7'4" x 6'5"

Coved ceiling with inset spotlights and an extractor fan, built in storage cupboard, paneled bath with a shower attachment, pedestal wash basin, low-level w/c, heated towel rail, lino flooring.

## Bedroom One

12'4" x 11'10"

Smooth coved ceiling with inset spotlights, double glazed french doors to the rear leading out to the garden, three radiators, two with radiator covers, laminate flooring,

## Ensuite Shower Room

7'4" x 5'8"

Smooth coved ceiling with inset spotlights, obscured double glazed windows to the rear, vanity unit wash basin, double walk in shower with a rainfall head, low level w/c, lino flooring, heated towel rail.

## Walk in Dressing Room

5'9" x 4'6"

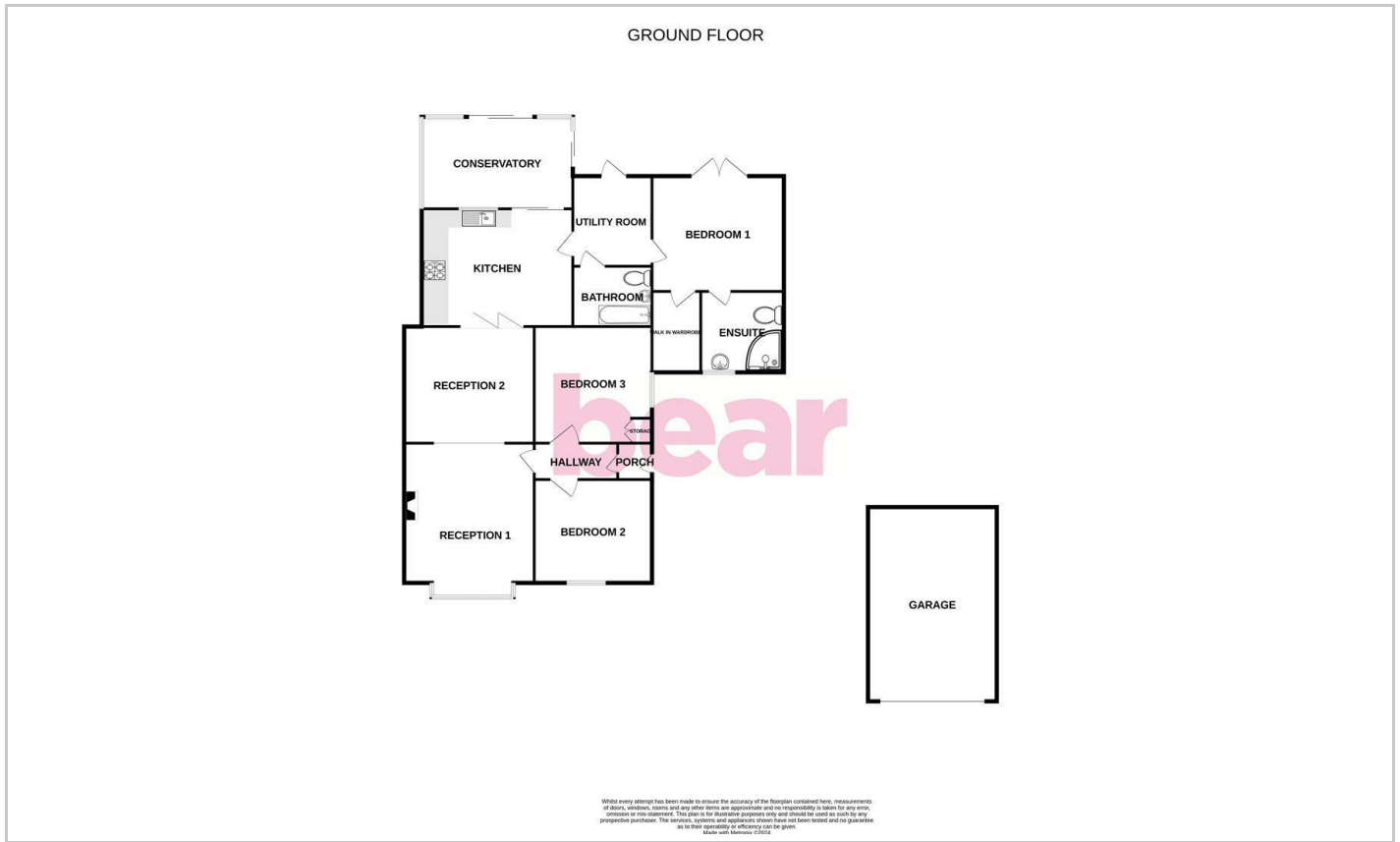
Smooth coved ceiling with inset spotlights, shelving and hanging rails, carpet.

## Rear Garden

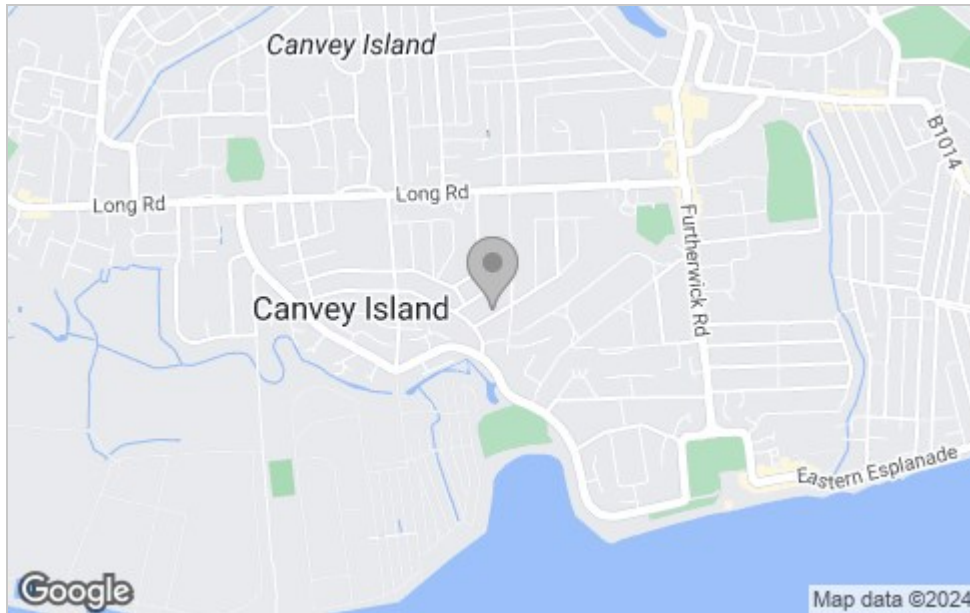
Commences with a patio area with the remainder shingled, tree, flower and shrub borders, artificial lawn area, greenhouse to the very rear, side access to the front driveway, outside tap, outside lighting.



# Floor Plan



# Area Map



# Viewing

Please contact our Southend-on-Sea Office on 01702 811211 if you wish to arrange a viewing appointment for this property or require further information.

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Beech House, 1 Journeymans Way, Temple Farm Industrial Estate, Southend-on-Sea, Essex, SS2 5TF

Office: 01702 811211 [los@bearestateagents.co.uk](mailto:los@bearestateagents.co.uk) <https://www.bearestateagents.co.uk>

# Energy Efficiency Graph

