



\* £475,000- £525,000 \* Proudly sitting on Newlands Road in the charming Canvey Island, this fully detached bungalow is a true gem waiting to be discovered. As you arrive, you'll be greeted by a spacious driveway capable of accommodating six to seven vehicles, ensuring parking is never a hassle. Step inside, and you'll find a delightful layout featuring three double bedrooms and two large loft rooms, offering ample space for a growing family or visiting guests. The property boasts not only a downstairs family bathroom but also an additional shower room and an en-suite to the master bedroom, providing convenience and comfort for all. The heart of this home lies in its large lounge and generously sized kitchen diner, perfect for hosting gatherings and creating lasting memories. A separate utility room adds to the practicality of the space, making daily chores a breeze. Outside, the landscaped rear garden is a tranquil retreat, complete with a composite decking area ideal for al-fresco dining and entertaining under the stars. Whether you're enjoying a quiet morning coffee or hosting a summer barbecue, this outdoor oasis offers endless possibilities.

- Huge contemporary bungalow substantial plot
- Three double bedrooms plus two large loft rooms
- Kitchen diner with separate utility room and downstairs shower room
- Stunning downstairs family bathroom
- Short walk to Canvey High Street and Smallgains Playing Fields
- Driveway for six to seven vehicles
- Generous lounge with bi-folding doors to rear garden
- Master bedroom with en-suite shower room and walk in wardrobe
- Landscaped rear garden
- Sea Wall close by

## Newlands Road

Canvey Island

**£475,000**

Price Guide





# Newlands Road



## Frontage

Stoned driveway creating parking for at least six vehicles entrance door leading to:

## Hallway

Carpeted stairs to first floor, smooth ceiling, composite door to the front, modern vertical radiator, large walk-in storage cupboard, oak flooring

## Kitchen/Diner

15'9" x 11'11"

Smooth ceiling, double glazed windows and french doors to the side leading out to the garden, 1.5 sink and drainer, white wall and base level kitchen units with a square edge laminate worktop, space for washing machine, space for an American style fridge freezer, space for a range cooker with tiled surrounds and an extractor fan above, integrated dishwasher, tiled splashbacks, radiator, glass up stands, real wood flooring.

## Utility Room

7'3" x 5'10"

Smooth ceiling, double glazed windows to the side, 1.5 sink and drainer, shaker style white gloss wall and base level units with a roll edge laminate worktop, space for washing machine, space for an American style fridge freezer, tiled splashbacks, radiator, real wood flooring.

## Shower Room

5'10" x 4'1"

Smooth ceiling with inset spotlights and an obscured double glazed window to the rear, walk in shower with a rainfall head, wall mounted vanity unit wash basin, low level w/c, wall hung chrome heated towel rail, fully tiled walls, tiled floor.

## Lounge

18'9" x 13'6"

Smooth coved ceiling, two modern vertical radiators, real wood flooring, double glazed aluminium bi-folding doors leading out to the rear garden.

## Bedroom One

16'8" x 9'4" x 9'1"

Smooth ceiling with a pendant light, double glazed window to the front with built in blinds, walk in wardrobe, radiator, real wood flooring, door to:

## En-Suite Shower Room

4'8" x 3'2"

Smooth ceiling with inset spotlights, walk in shower with a built in rainfall head, inset shelf, vanity unit wash basin, low level w/c, curved wall hung heated towel rail, fully tiled walls and tiled floor.

## Bedroom Two

12'3" x 9'2" x 11'3" up to wardrobes

Smooth ceiling with a fanlight, double glazed windows to the front with built in blinds, radiator, carpet, floor to ceiling fitted wardrobes.

## Bedroom Three

10'5" x 9'6"

Smooth coved ceiling with a ceiling rose, double glazed windows to the rear with built in blinds, radiator, real wood flooring.

## Family Bathroom

8'9" x 6'4" x 5'2"

Smooth ceiling with built in speakers, obscured double glazed windows to the rear with built in blinds, large jacuzzi bath with an inset tv and shower attachment, vanity unit wash basin, low-level w/c, toothbrush charger and shaver point, fully tiled walls and floor, wall hung radiator.

## First Floor Landing

12'4" x 7'8" x 10'1"

Smooth ceiling with inset spotlights, two double glazed velux windows to the rear, large double eaves storage cupboard, further eaves storage, wall hung radiator, carpet.

## Larger Loft Room

15'2" x 12'5"

Smooth ceiling with inset spotlights, double glazed velux windows to rear, wall hung radiator, eaves storage, built in base level cupboards, two eaves storage sections, carpet.

## Loft Room

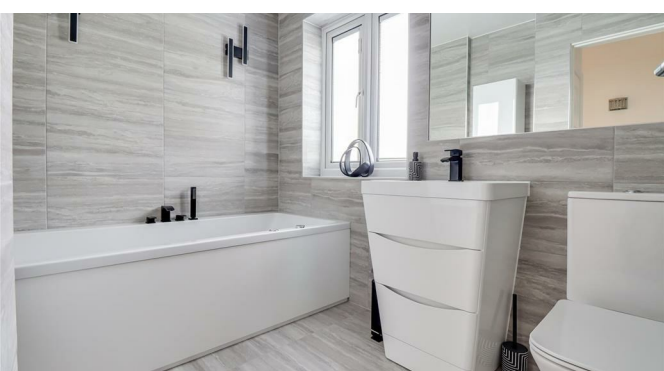
12'2" x 12'4"

Smooth ceiling with inset spotlights, double glazed windows to the rear, two eaves storage cupboards, built in base level units, wall hung radiator, carpet.

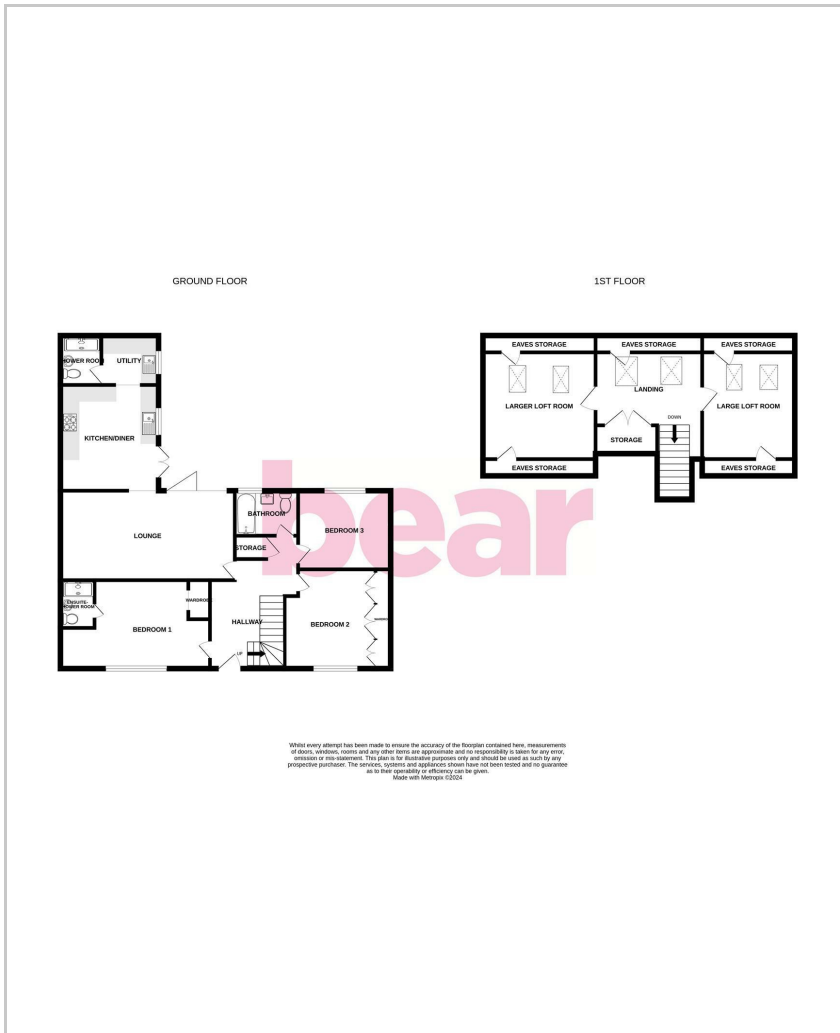
## Rear Garden

Commences with a raised composite decking area with the remainder laid to lawn with flower and shrub borders, garden shed, patio area, outside lighting, outside power point sockets, outside tap, side access to the front driveway.

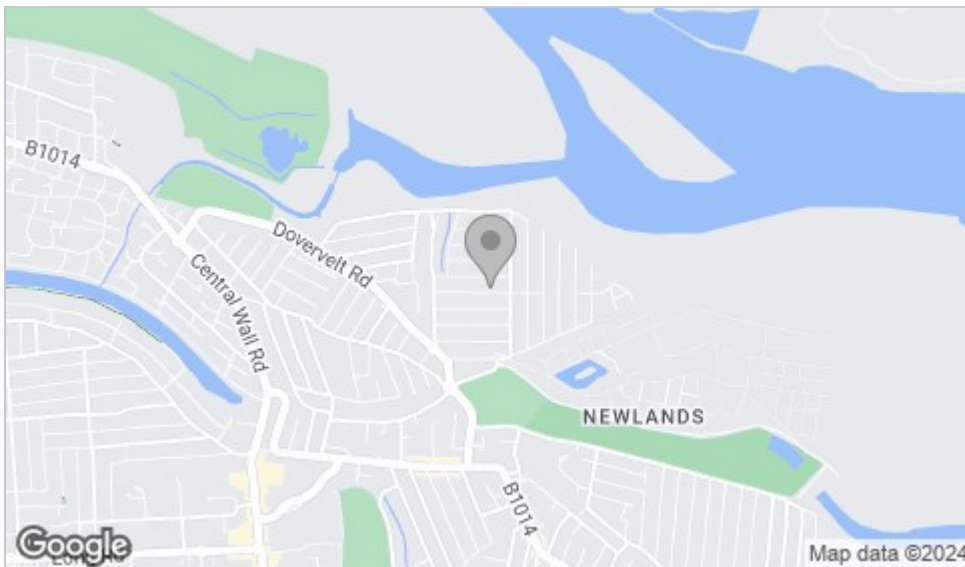




# Floor Plan



# Area Map

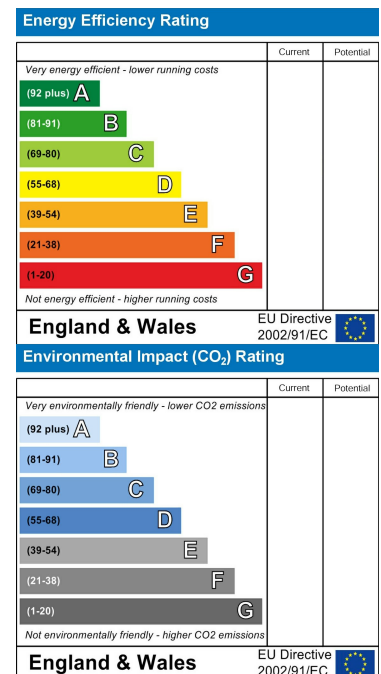


# Viewing

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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# Energy Efficiency Graph



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