



9, Kollum Road



9, Kollum Road Canvey Island SS8 7TU

OIEO £325,000



GUIDE PRICE £325,000 to £350,000

Richard Poyntz & Company has the pleasure in offering for sale this truly outstanding modern three-bedroom link-detached family home, situated in a cul-de-sac location off of Point Road. The property is within easy reach of Leigh Beck Junior & Infant Schools, bus routes, and local shops are also within easy reach. The property itself to the front has a huge block paved driveway with a carport providing off-street parking for approximately four vehicles. To the rear of the property is a low-maintenance rear garden with Indian Sandstone paving, and block paving which is ideal for table and chairs with the remainder being artificial lawned. Internally the property is entered via a composite entrance door which gives access to the hallway, and a door off to a modern ground floor cloakroom, and a stunning lounge that has bi-folding doors opening onto the garden, and is open plan to a truly stunning modern kitchen with extensively fitted with modern white units at base and eye-level, with oven, hob and extractor to remain. From the lounge are stairs to the first-floor landing, which in turn gives access to three well-proportioned bedrooms and a truly stunning modern and contemporary three-piece family bathroom. The property also boasts gas-fired central heating, and UPVC double-glazed windows throughout. Viewing comes highly recommended to truly appreciate the standard of accommodation on offer.



Hall

Composite entrance door to the front with obscure double-glazed insets giving access to the hallway with a further obscured double-glazed window to the front, flat plastered ceiling with downlighting, radiator, herringbone wood flooring, doors off to the accommodation.

Cloakroom

Flat plastered ceiling with downlighting, obscured UPVC double-glazed window to the side, radiator, vinyl floor covering. A modern two piece white suite comprising of push flush w/c, pedestal wash hand basin with chrome mixer taps, and tiling to the splashback.



Lounge

14'7x14'7 (4.45mx4.45m)

A truly stunning room that has a modern and contemporary feel, flat plastered ceiling with downlighting, UPVC double-glazed bi-folding doors giving access to the garden, radiator, power points, stairs to one side giving access to the first floor, modern wood herringbone style flooring, opening to the kitchen.

Kitchen

10'5x7'8 (3.18mx2.34m)

Flat plastered ceiling with downlighting, UPVC double-glazed window to the front, modern white units at base and eye-level with matching drawers all with black handles,

square edge work surface over with matching splashback, inset sink with black mixer taps, four ring electric hob with oven under, and extractor over, wood herringbone flooring, plumbing for washing machine, space for upright fridge/freezer, and plumbing for dishwasher and power points.

First Floor Landing

Flat plastered ceiling, doors off to the accommodation, airing cupboard, carpet.

Bedroom One

12'2x11'8 (3.71mx3.56m)

Superb size double bedroom, flat plastered ceiling, UPVC double-glazed window to the front, radiator, power points, fitted carpet.

Bedroom Two

10'5x8' (3.18mx2.44m)

A further good size double bedroom, UPVC double-glazed window to the front, flat plastered ceiling, radiator, power points, carpet.

Bedroom Three

9'4 plus recess x 9' (2.84m plus recess x 2.74m)

Again a further good size bedroom which is "L" shaped with UPVC double-glazed window to the rear, radiator, flat plastered ceiling, power points, fitted carpet.

Bathroom

Flat plastered ceiling with downlighting, obscured UPVC double-glazed window to the rear, modern and contemporary gray marble effect tiling to the walls and floor, modern heated towel rail. A three piece white suite comprising of push flush w/c, sink with chrome waterfall style tap inset into a white gloss vanity cupboard, pea shaped bath with chrome waterfall style mixer tap, glass shower screen and separate wall mounted chrome shower over the bath.

Front Garden

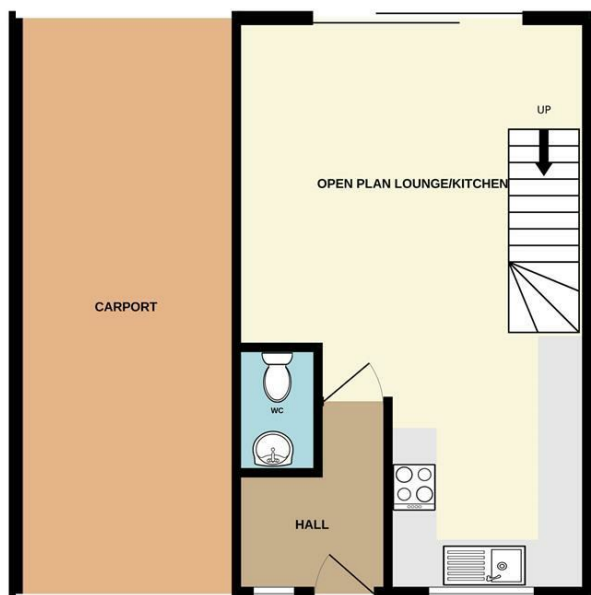
Large block paved driveway with carport providing off-street parking for approximately four vehicles with a fence to one boundary and step up to the entrance door.

Rear Garden

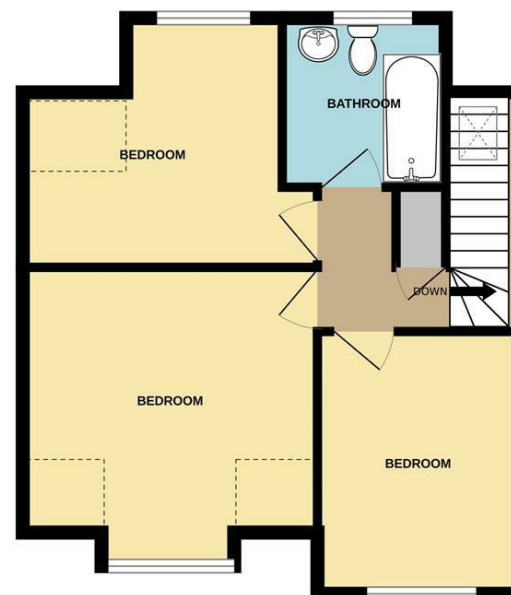
A low-maintenance rear garden with Indian Sandstone and block paving ideal for patio table and chairs with a large artificial lawn area, fencing to the boundaries, and gate to either side giving access to the carport and also to the front of the property. External lighting, and external power point, outside tap.



GROUND FLOOR



1ST FLOOR



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