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**RICHARD
POYNTZ**



13, Weel Road Canvey Island, SS8 7NN Offers In Excess Of £550,000

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Richard Poyntz & Company has the pleasure of offering for sale this truly stunning deceptively spacious Four/Five Bedroom Detached Chalet located just off of Canvey Sea Front with Schools, Shops, and Bus Routes also within easy reach. The property has a periphery of fine features throughout and viewing comes highly recommended to truly appreciate the size and standard of the accommodation on offer, to the front of the property there is a large block paved driveway providing off-street parking plus a garage, to the rear of the property is a larger than average rear garden with Indian Sandstone paving and lawn, there is also a pagoda area which is ideal for shelter on a summers evening, also externally there is stunning games room/office space and an external utility room. Internally the property has a spacious hallway, two ground-floor bedrooms, a spacious lounge, a stunning four-piece family bathroom, a modern and contemporary huge fitted kitchen/dining area which has an Island and bi-folding doors connecting to the garden, and completing the accommodation is a superb dining room which could also be utilised as a fifth bedroom if required. To the first floor, you have a landing, which has access to a further modern bathroom suite and two further outstanding size double bedrooms. As previously mentioned viewing comes highly recommended to truly appreciate the standard and size of the accommodation on offer.

- ** A deceptively spacious 4/5 Bedroom Detached Chalet
- ** Outstanding size Lounge
- ** Stunning modern and contemporary Kitchen/Diner
- ** Separate Dining Room could also be utilised as a fifth bedroom if required
- ** Two Bedrooms to the ground floor
- ** Two Bedroom to the first floor
- ** Two Bathrooms
- ** Excellent external games room/office
- ** External Utility Room
- ** Garage
- ** Ample off-street parking
- ** Good size rear Garden with a Pagoda seating area
- ** Gas Fired Central Heating
- ** UPVC double glazed windows and doors
- ** Composite Entrance Door
- ** Bi-folding doors off of kitchen/diner
- ** Viewing highly recommended

Hall

Composite entrance door to the front with obscure double glazed insets giving access to a spacious hallway, flat plastered ceiling, cupboard housing fuse board/meters, feature radiator, doors off to the accommodation and inner hall, wood flooring

Lounge 13' x 13' (3.96m x 3.96m)



Excellent sized lounge, coved flat plastered ceiling with

inset spotlights, UPVC double glazed window to side, attractive feature wallpaper decoration to one wall, vertical radiator, carpet.

Kitchen/Diner 22' x 12'4 (6.71m x 3.76m)



Another superb room with flat plastered ceiling with inset spotlights, UPVC double glazed bi-folding doors to the rear giving access to the garden, plus a further UPVC double glazed window to side, modern contemporary units at base level with complimentary Island, wine cooler, matching drawers all with marble effect worksurfaces over, matching splashback and upstand which incorporates a one and a quarter sink and drainer, built-in dishwasher, room for American style fridge freezer, vertical radiator, opening to dining room.

Dining Room 13' x 8'7 (3.96m x 2.62m)



Excellent size room located off of the kitchen, coved flat plastered ceiling, UPVC double glazed window to rear, attractive feature wallpaper decoration to one wall, feature radiator, wood flooring.

Ground Floor Bathroom



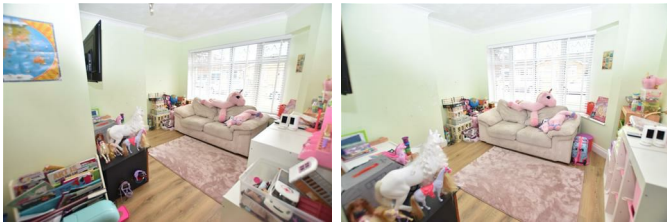
Flat plastered ceiling with inset spotlights, obscure UPVC double glazed window to side, attractive tiling to splashback areas and tiling to floor, outstanding modern four piece white bathroom suite comprising of a large walk-in shower tray with glass screen and wall mounted chrome shower, push flush wc, panelled bath with chrome mixer taps, sink with chrome mixer taps inset into a vanity unit

Ground Floor Bedroom Three 12' x 9'11 (3.66m x 3.02m)



Coved and flat plastered ceiling, UPVC double glazed window to the front, radiator, vinyl floor covering

Ground Floor Bedroom Four 11'5 x 13'9 (3.48m x 4.19m)



Currently being utilised as a playroom, coved textured ceiling, large UPVC double glazed bay window to front, feature radiator, wood flooring

Inner Hall

Located off the hallway, textured ceiling, UPVC double glazed window to the side, radiator, stairs to the first floor accommodation with cupboards under, wood flooring.

First Floor Landing

Textured ceiling, doors off to the remainder of the accommodation.

First Floor Bedroom One 14'7 x 9'1 (4.45m x 2.77m)



Excellent sized bedroom, textured ceiling, UPVC double glazed window to front, radiator, eaves store cupboard, fitted wardrobes across the entire width of one wall, carper

First Floor Bedroom Two 11'2 x 8 (3.40m x 2.44m)



A further good size double bedroom, flat plastered ceiling, UPVC double glazed window to rear, radiator, eaves store cupboards, carpet.

First Floor Bathroom



Textured ceiling with Velux style window, tiling to walls, three piece white bathroom suite comprising of a panelled bath with chrome mixer taps and a shower attachment, push flush wc, sink inset into a white gloss vanity unit with chrome mixer taps, vinyl floor covering

Exterior



External Utility Room 7'1 x 5'3 (2.16m x 1.60m)

Excellent addition to the property, with a perspex sloping roof, composite door with obscure double glazed insets,

UPVC double glazed window, plumbing for washing machine, power and light connected.

External Office/Games Room 25' x 12' (7.62m x 3.66m)



Another excellent addition to the property, flat plastered ceiling, UPVC double glazed window to the front, plus a UPVC double glazed door to the front, further UPVC double glazed window to the rear, UPVC windows to the side plus French style doors to the side connecting to the garden, modern white gloss units at base level with square edge work surfaces over, vinyl floor covering

Rear Garden



As previously mentioned this is larger than average and commences with Indian Sandstone Pathway which leads to a good size Indian Sandstone patio area which has a Pagoda (to remain) and is ideal for a seating area, the remainder of the garden is laid to lawn with raised sleeper area bedding for plants etc, fenced to boundaries, gate to side, outside tap.

Front Garden



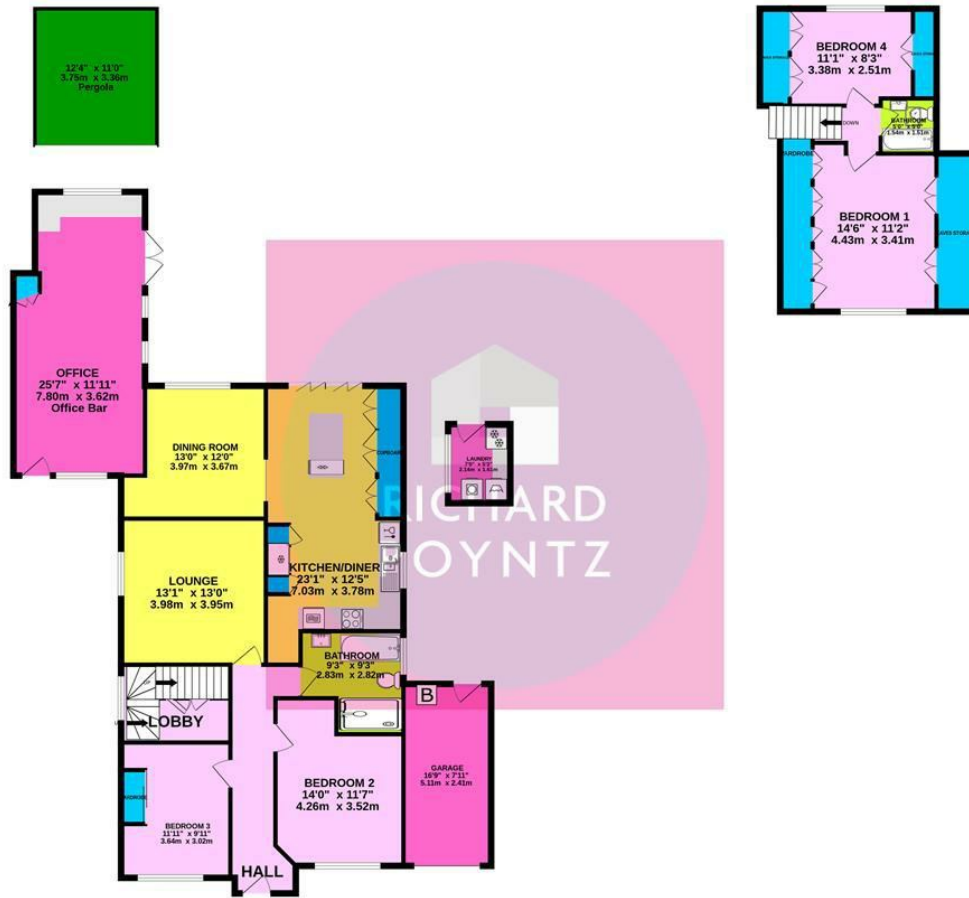
Has a large block paved driveway providing off-street parking, fencing to one boundary.

Garage

Up and over door with power and light connected, door to rear giving access to the garden.

GROUND FLOOR
1569 sq.ft. (145.7 sq.m.) approx.

1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA: 2021 sq.ft. (187.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive		England & Wales		EU Directive	
		2002/91/EC				2002/91/EC	

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