



7 Norfolk Close



# 7 Norfolk Close Canvey Island SS8 9YA

£285,000



Richard Poyntz and Company have pleasure in offering for sale this superb sized three bedroom end of terrace house situated in popular residential location within Canvey Island, located off of Hilton Road in a walkway position. The property itself is close to local schools, shops, and bus routes. Also giving excellent access on and off Canvey Island and the Town Centre. The property, as previously mentioned, is in a walkway position having a larger than average rear garden, which has decking and lawn and also a garage located to the rear, this is access via service road. Internally, there is a porch, a superb sized lounge, an excellent kitchen/diner with fitted units at eye and base level with complementary drawers. To the first floor there is a spacious landing, three well proportioned bedrooms and a three piece family bathroom. As previously mentioned the property does has gas warm air central heating and has Upvc double glazed windows and doors throughout. The property is offered with NO ONWARD CHAIN! And viewing comes highly recommended!



## PORCH

Upvc double glazed Entrance door to front with obscure glazed insets, giving access to Porch which has Textured ceiling. Door to Lounge. Base level cupboards with work surface over. Tiled effect laminate flooring.

## LOUNGE

18'2 x 14'8 (5.54m x 4.47m)  
Superb sized lounge with coved and textured ceiling. Upvc double glazed window to the front. Stairs to first floor with storage cupboard under. Wall paper decoration to two walls. Carpet. Opening to Kitchen/Diner.

## KITCHEN/DINER

18'1 x 8'6 (5.51m x 2.59m)  
Excellent sized room. Coved and flat plastered ceiling. Upvc double glazed windows to rear plus Upvc double glazed sliding patio doors to rear, giving access to the garden. Light wood units at base and eye level with matching drawers all with handles and roll top work surface over, incorporating sink and drainer with mixer tap. Four ring gas hob with oven under and extractor over, tiling to splash back. Cupboard housing warm air heating system. Tiled laminate flooring.

### FIRST FLOOR LANDING

Textured ceiling with loft access. Doors off to accommodation and to airing cupboard housing hot water cylinder. Carpet.

### BEDROOM ONE

12'2 x 11'8 (3.71m x 3.56m)

Excellent size double bedroom. Coved and textured ceiling. Upvc double glazed window to the rear. Feature wall paper decoration to one wall. Carpet.

### BEDROOM TWO

11'9 x 11'2 (3.58m x 3.40m)

A Further good size double bedroom. Coved and textured ceiling. Upvc double glazed window to the front. Carpet.

### BEDROOM THREE

8'1 x 7'11 (2.46m x 2.41m)

Again, a good size bedroom. Coved and textured ceiling. Upvc double glazed window to the front. Feature wall paper decoration to one wall. Carpet.

### FAMILY BATHROOM

Coved and textured ceiling. Two obscure Upvc double glazed windows to the rear. Vinyl floor covering. Three piece white bathroom suite comprising of pedestal wash hand basin with chrome mixer taps, push flush wc, panelled bath with chrome mixer taps. Tiling to splash back areas.

### REAR GARDEN

Good size rear garden which leads to a decked area and remainder is laid to lawn. Slate and chipping one one side. There is also a shed. Fencing to boundaries. Gate to rear giving access. Gate also to side giving access to the front of the property. Power point. Outside tap.

### FRONT GARDEN

Hardstanding, pathway and lawn with fencing to boundaries and wall.

### GARAGE

Located to the rear of the property and accessed via service road. Up and over door. Power and light connected. Door to rear giving access to garden.



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Tel No: 01268 699 599 | Fax: 01268 699 080 | Email: [rp@richardpoyntz.com](mailto:rp@richardpoyntz.com)  
Registered Office: Richard Poyntz & Company, 11 Knightswick Road, Canvey Island SS8 9PA

Partners: Richard P. Poyntz F.N.A.E.A, James R. Poyntz M.N.A.E.A, Anna L. Poyntz & Sara Poyntz • V.A.T No: 731 4287 45  
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