



10 Delgada Road



**10 Delgada Road
Canvey Island
Essex
SS8 7JR**

£350,000



Ideally located in a popular central location and benefiting from a cul-de-sac turning is this modern design and extended four bedrooms detached bungalow. Features include a good size entrance hall with attractive lounge to the rear with double glazed patio doors leading directly onto the rear garden, spacious fitted kitchen 14'3x8'5, offering four bedrooms with en-suite to the master with fitted wardrobes and a particularly good size second bedroom 14'8 x 13' max. Completing the accommodation is a modern three piece shower room with double width shower cubicle. Externally the property benefits from an unoverlooked low-maintenance rear garden with single garage and additional off-street parking for a minimum of three cars. Viewing comes strongly advised to avoid disappointment.



Hall

Central UPVC entrance door with obscure double glazed panels leading to the entrance hall. Radiator, power points, dado rail, coved and textured ceiling, double doors leading to the airing cupboard with wall mounted combination boiler and storage and panel doors off to the accommodation.

Lounge

16'7x10'4 (5.05mx3.15m)

Textured and coved ceiling, two UPVC double glazed obscure windows to the rear, UPVC double glazed sliding patio doors leading directly onto the rear garden, radiator, TV and power points. Coved and textured ceiling, dado rail.

Kitchen

14'3x8'5 (4.34mx2.57m)

A good size room with UPVC double glazed door providing access

directly to the rear garden with twin part glazed doors leading onto the lounge at the rear, single drainer stainless steel sink unit inset to a range of rolled edge work surfaces to two sides with extensively fitted light finished units at base and eye-level, four ring gas hob with fitted extractor over and oven to the side to remain, plumbing and space for washing machine and dishwasher, space for fridge/freezer, textured ceiling, ceramic tiled splashbacks to the walls, radiator, power points.

Bedroom One

11'4x10'3 (3.45mx3.12m)

UPVC double glazed window to the rear elevation, radiator, dado rail, coved and textured ceiling. An extensive range of fitted wardrobes to two walls with top boxes and drawer unit, provision for wall lights, access to loft via loft ladder.

En-Suite

Obscure double glazed window to the side, suite comprising of low-level push flush w/c, wash hand basin inset to vanity unit below, fully tiled shower with screening, radiator, half ceramic tiling to the balance of walls, textured ceiling, extractor fan.

Bedroom Two

14'8x13'3 max (4.47mx4.04m max)

A particularly good size second bedroom with UPVC double glazed feature bow window to the front elevation, radiator, dado rail, coved and textured ceiling, ceiling rose, power points.

Bedroom Three

8'6x7'9 (2.59mx2.36m)

UPVC double glazed window to the front, radiator, a range of fitted wardrobes with top boxes to two walls, textured ceiling, dado rail, power points.

Bedroom Four/Dining Room

7'5x6'9 (2.26mx2.06m)

Currently utilised as a small dining room, UPVC double glazed window to the rear, radiator, dado rail, coved and textured ceiling, power points.

Shower Room

Obscure double glazed window to the side elevation. A modern suite comprising of large fitted wash hand basin inset to vanity unit below, low-level push flush w/c, large fully tiled shower with screening, radiator, tiling to the walls, textured ceiling, extractor.

Front Garden

Laid to lawn section with an established hedge to the front, external lighting and concrete hardstanding providing off-street parking for a minimum of three cars.

Rear Garden

Extends a mainly unoverlooked and low-maintenance rear garden with a mixture of brick block and paved patio areas, timber shed to remain, external tap and lighting, side gate providing access to the front.

Garage

Power and light connected and up and over door leading to the front.



Ground Floor



Total area: approx. 99.2 sq. metres (1067.6 sq. feet)

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