



15 The Fielders



15 The Fielders Canvey Island SS8 0RN

£375,000



Richard Poyntz & Company have pleasure in offering for sale this modern designed larger than average three bedroom house situated in a popular residential location in Canvey Island, located in the Thorney Bay area and within a short distance to Jones's Corner, bus routes and schools, the property itself is offered for sale with No Onward Chain, to the front of the property it has a driveway ideal for off street parking which leads to a garage, to the rear of the property is a good size mainly laid to lawn rear garden. Internally the property has a spacious hallway, ground floor cloakroom, modern fitted kitchen breakfast room, superb sized lounge and separate dining room. To the first floor is a spacious landing, three good sized bedrooms, bedroom one also has an en-suite shower room and completing the first floor accommodation is a family bathroom. The property also boasts gas-fired central heating and UPVC double-glazed windows and doors, viewing comes highly recommended.



Hallway

UPVC entrance door with obscure double glazed insets to the front giving access to the hallway, coved textured ceiling, dado rail, half wallpaper decoration, radiator, carpet, stairs to first-floor accommodation with cupboard under, doors off to the accommodation.

Ground floor Cloakroom

Coved textured ceiling, UPVC obscured double-glazed window to side, tiling to walls, radiator, two piece white suite comprising of a close coupled wc, hand basin with chrome taps, tiling to floor.

Lounge

15'3 x 14'8 into bay (4.65m x 4.47m into bay)
Excellent sized lounge which has a coved and textured ceiling, UPVC double glazed bay window to the front, radiator, dado rail, feature wallpaper decoration, radiator, carpet, door to the dining room.

Dining Room

11'8 x 10'2 (3.56m x 3.10m)
Coved textured ceiling, sliding double-glazed patio doors giving access to the garden, dado rail, part wallpaper decoration, carpet.

Kitchen Breakfast Room

11'4 x 10'2 (3.45m x 3.10m)
Coved textured ceiling, UPVC double glazed window to rear, plus half double glazed door to side, radiator, modern grey units to base and eye level with matching drawers and all with chrome handles, black worksurface over incorporating a one and a quarter sink and drainer with chrome taps, tiling to splash back, plumbing for washing machine, built in 4 ring gas hob with oven under and extractor over, further door to dining room, we feel this room could also accommodate a table and chairs in required .

First Floor Landing

Coved textured ceiling, loft hatch, UPVC double glazed window to side, dado rail with half wallpaper decoration under, doors off to accommodation, door to airing cupboard housing hot water cylinder, carpet.

Bedroom One

13' x 11'8 (3.96m x 3.56m)

Superb-sized double bedroom with coved textured ceiling, UPVC double glazed window to rear, fitted wardrobes and top boxes with bedside tables and drawers, radiator, carpet, door to en-suite shower room.

En-Suite Shower Room

Coved textured ceiling, obscured UPVC double glazed window to rear, tiling to walls, tiling to floor, radiator, three piece white suite comprising close coupled wc, pedestal wash hand basin with chrome taps, shower tray with glass screen/doors, wall mounted shower.

Bedroom Two

10'1 x 11'7 (3.07m x 3.53m)

Further good sized double bedroom with coved textured ceiling, UPVC double glazed window to front, radiator, carpet.

Bedroom Three

11'4 x 10' into recess (3.45m x 3.05m into recess)

A further good-sized double bedroom with coved textured ceiling, UPVC double glazed window to front, radiator, carpet.

Bathroom

Coved textured ceiling, obscure UPVC double glazed window to rear, half tiling to walls, tiling to floor, radiator , three piece white suite comprising close coupled wc, pedestal wash hand basin with chrome taps, panelled bath with chrome mixer taps with shower attachment.

Exterior

Rear Garden

Hardstanding pathway around the property with lawn and paved area to rear of the garden ideal for table and chairs, fencing to boundaries, gate to side, outside tap and lighting.

Front Garden

Hardstanding driveway provides off-street parking and leads to the garage, a hardstanding pathway with lawn and slate chippings either side.

Garage

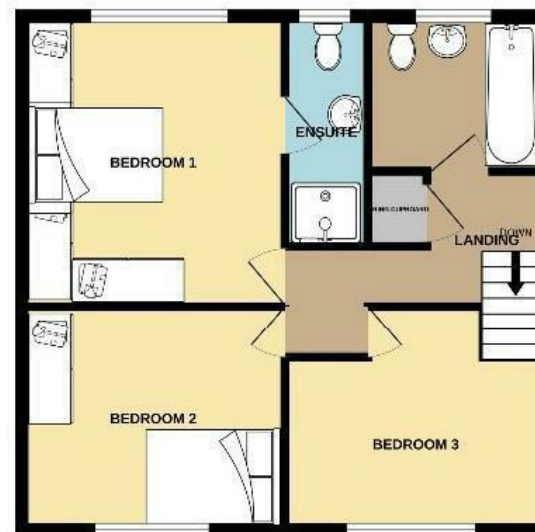
Has an up and over door with power and light connected, part glazed door to rear giving access to garden.



GROUND FLOOR
672 sq.ft. (62.4 sq.m.) approx.



1ST FLOOR
519 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA : 1191 sq.ft. (110.7 sq.m.) approx.

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