



10 New Road



10 New Road Canvey Island SS8 9JS

£350,000



Character style Three Bedroom Double fronted Detached Bungalow occupying a larger than average plot and providing a good-sized patio and lawned rear gardens. The property is situated in a popular central location with local shops and amenities close by. Features include an entrance hall measuring 24' in-depth, spacious lounge/diner 21'3 x 12'9 maximum with separate UPVC double glazed conservatory, good size fitted kitchen with various integrated appliances, three well-proportioned bedrooms with dressing room to bedroom one and completing the accommodation is a modern three piece shower room. With off-street parking for two to three vehicles to the front, viewing comes advised.



Entrance Hall

24' in depth (7.32m in depth)

The property is approached via a central UPVC entrance door leading to the entrance hall measuring 24' in-depth, radiator, dado rail, textured ceiling, access to loft via hatch, panelled door to storage cupboard and further panelled doors leading to the accommodation.

Lounge/Diner

21'3 x 12'9 maximum reducing to 9'4 (6.48m x 3.89m maximum reducing to 2.84m)

Slightly 'L' shaped with UPVC double-glazed window to the side elevation, double-glazed patio doors leading directly onto the Conservatory, three radiators, tv and power points,

textured and coved ceiling, fireplace surround, ample space for dining room table and chairs or office space as required.

Kitchen

11'6 x 9'2 (3.51m x 2.79m)

Open plan from Lounge/Diner, UPVC double glazed window overlooking the rear garden, one and a quarter single drainer sink unit inset to a range of rolled edge worksurfaces to two sides with extensively fitted light units at base and eye level, four ring inset hob with fitted extractor over and oven below, integrated fridge freezer, integrated dishwasher and washing machine (all to remain), obscure double glazed doors to the side providing access, ceramic splashback tiling to the walls, textured and coved, wood flooring and power points.

Conservatory

9'5 x 9'2 (2.87m x 2.79m)

UPVC double-glazed windows to three aspects with double-glazed French style doors providing access onto the garden, power points, pitched and transparent room.

Bedroom One

13'2 x 9'6 (4.01m x 2.90m)

feature UPVC double glazed bay window to the front elevation, radiator, textured ceiling, power points, arch leading to dressing room.

Dressing Room

We are advised also has plumbing facilities and originally had a shower fitted, part tiled floor.

Bedroom Two

12'6 x 9'7 (3.81m x 2.92m)

UPVC feature double glazed bay window to the front elevation, power points, radiator, textured ceiling, and range of fitted wardrobes to remain.

Bedroom Three

10'x 9'7 (3.05mx 2.92m)

Good size third bedroom with UPVC double glazed window to the side, radiator, power points, textured ceiling, range of fitted wardrobes to remain also housing walled mounted boiler.

Shower Room

8'2 x 5'6 (2.49m x 1.68m)

Good size room with obscure double glazed window to the side elevation with a modern suite comprising of a low-level push flush WC with worksurface over and incorporating the wash hand basin to the side with further vanity unit below, fully tiled shower with screening, complementary ceramic tiling to the balance of walls and floor, flat plastered ceiling with down lighting, chrome heated towel rail.

Rear Garden

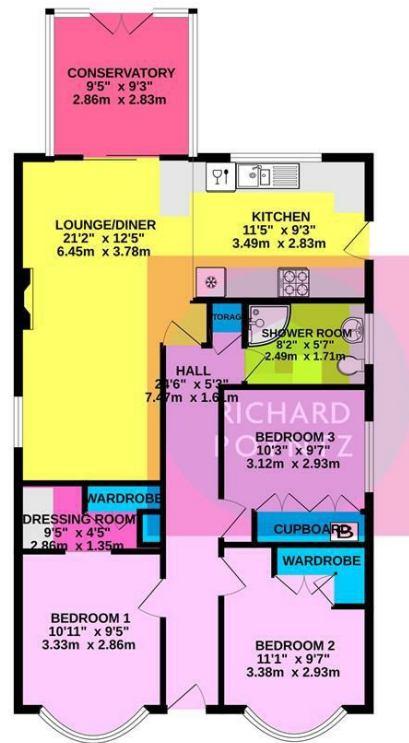
As mentioned previously the property offers a large rear garden commencing with a paved patio and with the remainder being laid to lawn with established shrubbery, three timber sheds, external tap, external lighting, side pathway and gate providing access to the front.

Front Garden

Being mainly laid to lawn with fencing to boundaries, concrete hardstanding to one side for off-street parking for two to three vehicles.



GROUND FLOOR
917 sq.ft. (85.2 sq.m.) approx.



TOTAL FLOOR AREA :917 sq.ft. (85.2 sq.m.) approx.
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