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## 1 Jasmine Close Canvey Island, SS8 0HT £500,000



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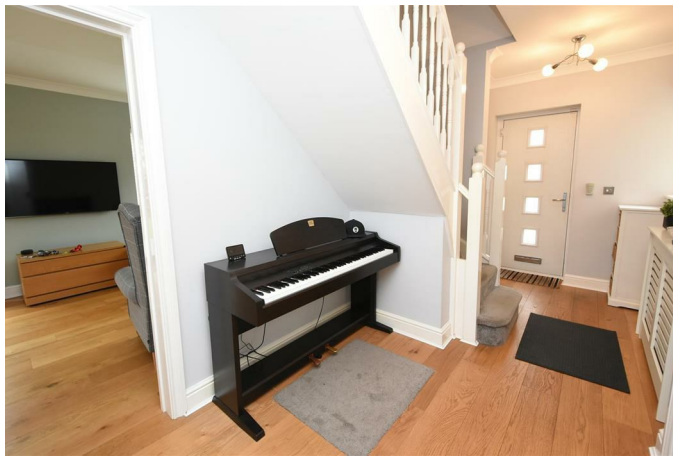
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- \*\* Outstanding Modern Four Bedroom Detached House situated on a corner plot, close to local Schools, Bus Routes and Canvey Sea Front
- \*\* Gas Fired Central Heating
- \*\* UPVC Double Glazed Windows and Doors
- \*\* Dining Room
- \*\* Outstanding Modern White Gloss Kitchen with built-in oven, hob, extractor and fridge freezer (to remain)
- \*\* Separate Utility Room
- \*\* Superb Sized Lounge
- \*\* Family Bathroom
- \*\* En-suite Shower Room
- \*\* Groundfloor Cloakroom
- \*\* Four well proportioned bedrooms
- \*\* South Facing Garden
- \*\* External Office/Gym which was originally a double garage
- \*\* Large driveway providing off street parking
- \*\* Viewing highly recommended

### Hallway



Composite entrance door to front with three obscure double-glazed insets which gives access to a spacious hallway covered flat plastered ceiling, UPVC double glazed window to side, turned staircase with spindles to the first floor, radiator, door to store cupboard, doors off to the ground floor accommodation, wood flooring.

### Cloakroom



Flat plastered ceiling, obscured UPVC double glazed window to rear, half tiling to walls, tiled floor, modern two piece white suite comprising close coupled level handles wc, pedestal wash hand basin with chrome taps.

### Lounge 19'4 x 10'9 (5.89m x 3.28m)



Spacious elegant lounge with coved flat plastered ceiling, UPVC double glazed window to side and to front, UPVC double glazed French doors giving access to the garden, two radiators, and wood flooring.

### Dining Room 11'1 maximum x 9'1 (3.38m maximum x 2.77m)



Another excellent sized room which could also be utilised as a ground floor fifth bedroom if required, coved flat plastered ceiling, radiator, UPVC double glazed to front and a further UPVC double glazed window to side, wood flooring

### Kitchen 10'11 x 9'8 (3.33m x 2.95m)



Has flat plastered ceiling with inset spotlights, UPVC double glazed window to side, tiling to splashback areas, tiling to floor, modern white gloss units at base and eye level with matching drawers, square edge worksurface over incorporating one and a quarter stainless steel sink and drainer with chrome mixer taps, built-in waist height oven and separate four ring electric hob with extractor over, integral fridge freezer, open to utility room.

### Utility Room 6'9 x 5' (2.06m x 1.52m)



Flat plastered ceiling, half UPVC double glazed door to rear, modern white gloss units at base and eye level with worksurface over and incorporating stainless steel sink and drainer with chrome mixer taps, tiling to floor, tiling to splashback, plumbing for washing machine.

### First Floor Landing

Coved flat plastered ceiling, loft hatch, doors off to first floor accommodation, carpet.

### Bedroom One 11'8 x 10'9 (3.56m x 3.28m)



A excellent size bedroom which has a coved flat plastered ceiling, UPVC double glazed window to side, radiator, attractive feature wallpaper decoration to one wall, carpet, door to en-suite shower room.

### En-Suite Shower Room



Flat plastered ceiling, obscured UPVC window to rear, attractive tiling to walls, tiling to floor, modern three piece white shower room suite comprising of an enclosed push flush system wc, sink with chrome mixer taps into a floating vanity unit, shower enclosure with glass door, wall mounted chrome shower.

### Bedroom Two 10'9 x 8'8 (3.28m x 2.64m)



Another good size room with coved flat plastered ceiling, UPVC double glazed window to front and side, radiator, carpet.

### Bedroom Three 14'10 x 12' maximum measurements (4.52m x 3.66m maximum measurements)



Good size room with coved flat plastered ceiling with inset spotlights, three UPVC double glazed windows with two to the side and one to the front, radiator, airing cupboard housing boiler, further built-in wardrobe, carpet.



### Bedroom Four 10'6 x 7'5 (3.20m x 2.26m)



Currently utilised as a dressing room and has covered flat plastered ceiling, UPVC double glazed window to side, radiator, carpet.

### Bathroom



Flat plastered ceiling, obscured UPVC double glazed window to rear, part tiling to walls, tiling to floor, heated towel rail, modern three-piece white suite comprising panelled bath with chrome mixer taps and shower attachment, pedestal wash hand basin with chrome mixer taps, close coupled lever handled wc.

### Exterior

#### Garden



Southerly facing garden which has a paved patio area,

pathway with lawn, small stoned area with a further paved patio area, sleepers to bedded areas, fenced to boundaries and gate giving access to the front of the property, outside tap, outside power point.

### External Office/Gym 16'4 x 13'1 (4.98m x 3.99m)



This was originally the double garage which is accessed via the garden through French style double glazed doors which gives access to the external building, flat plastered ceiling, two radiators, wood flooring, there is limited storage to the front with two roller shuttered doors which would have originally given access to the garage but now gives a excellent store area.

### Front and side Gardens



Situated on a excellent size corner plot and as previously mentioned you have ample off-street parking for several vehicles, stoned driveway, lawn and bedded areas for plants and trees etc, fencing to some boundaries.

GROUND FLOOR



1ST FLOOR



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
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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