



35 Thisselt Road



**RICHARD
POYNTZ**

35 Thisselt Road Canvey Island SS8 9BP

Offers Over £450,000



Part Exchange Considered! Ideally located within a short walking distance of the main town centre shops and local amenities is this attractive four-bedroom detached family home, offering spacious and well-planned accommodation throughout. Features include a welcoming entrance hall with access to a ground-floor cloakroom, a superb-sized L-shaped lounge/diner measuring approximately 21' x 21', and a generous modern fitted kitchen/breakfast room with a range of integrated appliances, which leads into a UPVC double glazed conservatory providing additional living space. To the first floor are four well-proportioned bedrooms, including an en-suite to the main bedroom, along with a stylish three-piece family bathroom. Externally, the property benefits from a large raised deck and patio garden, ideal for entertaining, and a garage to the side with a power-assisted up and over door. Viewing is highly recommended to fully appreciate the space and location on offer.



Entrance Hall

The property is approached via a part-glazed lead entrance door with a matching window to the front leading to the entrance hall with textured and coved ceiling, stairs connecting to the first-floor accommodation, power points, oak wood flooring, radiator, panelled doors leading to the accommodation.

Ground floor Cloakroom

Glazed lead window to the front elevation, suite comprising low-level flush wc, wash hand basin inset into vanity unit, ceramic tiling to the walls and floor, radiator.

Kitchen/Breakfast room

20' x 8' (6.10m x 2.44m)
UPVC double glazed lead window to the rear elevation and further glazed lead window to the front, radiator, single drainer sink unit inset to a range of square edge worksurfaces to four sides with extensively fitted light units at base and eye level, five ring induction hob with

matching back plates and fitted extractor canopy over with double oven to the side, integrated fridge and separate freezer, integrated dishwasher (all to remain), plumbing and space for washing machine and tumble dryer, part tiles walls, ceramic tiled floor, coved to flat plastered ceiling, breakfast bar area, power points.

'L' Shaped Lounge/Diner

21' x 21' maximum measurements (6.40m x 6.40m maximum measurements)

Feature lead bay window to the front elevation with oak flooring below, coved and flat plastered ceiling with three ceiling roses, feature fireplace with gas point, two radiators, TV and power points, carpeted to the main lounge area with oak flooring to the dining area, ample space for six seater table and chairs, further UPVC double glazed lead window overlooking the rear garden and matching UPVC double glazed lead windows and French Doors leading onto the conservatory.

Conservatory

11' x 11' (3.35m x 3.35m)

Ceramic tiled floor and UPVC double glazed windows to three aspects with French doors leading directly onto the garden, pitched and transparent roof with ceiling fan and power points.

First Floor Landing

Textured and coved ceiling, access to loft via hatch, door to airing cupboard housing hot water cylinder and shelving, power points, panelled doors leading to the accommodation.

Bedroom One

13' x 11' (3.96m x 3.35m)

Glazed lead window to the front, radiator with cover, coved and flat plastered ceiling, power points.

En-Suite

Box bow lead glazed window to the front, suite comprising wash hand basin inset into vanity unit below, low-level push flush wc, fully tiled shower with screening, chrome heated towel rail, ceramic tiling to the balance of walls and floor, coved and flat plastered ceiling with down lighting.

Bedroom Two

13' x 10' (3.96m x 3.05m)

Two box bow lead glazed windows to the front elevation, radiator, power points, textured and coved.

Bedroom Three

13' x 9' (3.96m x 2.74m)

UPVC double glazed lead window to the rear, radiator, power points, textured and coved.

Bedroom Four

11' x 8' (3.35m x 2.44m)

UPVC double glazed lead window to the rear, radiator, laminate wood flooring, textured and coved, power points.

Bathroom

Obscure double-glazed lead window to the rear elevation, suite comprising low-level push flush wc, large wash hand basin inset into various vanity unit cupboards below, 'P' style panelled bath with fitted shower over and screening, chrome heated towel rail, complimentary ceramic tiling to the balance of walls and floor.

Exterior

Rear Garden

To the rear of the property extends a large raised decked seating area with a fitted gazebo which we are advised is to remain, the remainder of the garden being laid to patio with raised and established shrubbery borders, external tap, side pathway and gate providing access to the front, personal door leading to the garage.

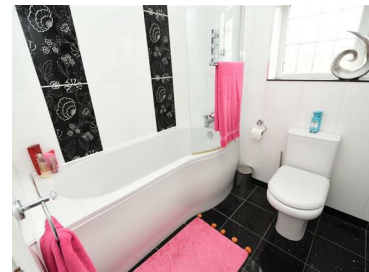
Garage

19' x 8' (5.79m x 2.44m)

Slightly larger than average with power and light connected, wall-mounted boiler, power-assisted up and over door leading to the driveway at the front

Front Garden

Mainly laid to lawn with external light.



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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Tel No: 01268 699 599 | Fax: 01268 699 080 | Email: 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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