



14, Wittem Road



**RICHARD
POYNTZ**

14, Wittem Road Canvey Island Essex SS8 8BY

OIEO £525,000



Richard Poyntz & Company is pleased to present this exceptional detached residence for sale. The property is located on a larger-than-average corner plot in a central position within Canvey Island, close to the town centre, schools, shops, and bus routes. The property features ample off-street parking with hardstanding for at least four vehicles. The double garage has an up-and-over door, and the low-maintenance rear garden includes a large decked area suitable for outdoor seating, predominantly block paved. Internally, the property boasts spacious living accommodation, including a generous hallway, a spacious lounge with three featured stained glass windows and a feature fire surround with a dual fuel log burner, a ground floor bathroom, and a stunning "L" shaped kitchen/diner with space for a range style oven and an island. Additionally, the property features double glazing, a composite-style entrance door, and gas-fired central heating.



Hall
UPVC entrance door with obscure double glazed insets to the front, obscured double glazed windows to either side giving access to the hallway, coved to flat plastered ceiling, spindled staircase to the first floor, feature vertical radiator, doors off to some of the accommodation, wood flooring. Feature wallpaper decor to the walls.

Ground Floor Bathroom
Flat plastered ceiling with inset spotlights, obscured UPVC double glazed window to the rear, attractive tiling to the walls, vinyl floor covering, radiator. A modern three-piece white suite comprising of paneled bath with chrome mixer taps, wall mounted electric shower over the bath, push flush w/c, sink with chrome mixer taps inset into vanity cupboard.

Lounge
16'5x14' (5.00mx4.27m)
A superb size lounge, coved to flat plastered ceiling, UPVC double glazed bay window to the front plus UPVC double glazed window to the rear, three feature stained glass windows, feature wallpaper decor, feature fire surround with dual fuel log burner to remain, radiator, wood flooring.

Kitchen
18'2x15'8 max (5.54mx4.78m max)
":L" shaped kitchen/diner with coved to flat plastered ceiling, UPVC double glazed window to the

side, feature wall mural to one side, tiling to the splashback areas, draw to bedroom six/diner, and also a door to the inner hall. Modern white gloss units at base and eye-level with matching drawers and island, and granite work surface over incorporating drainer sink with chrome mixer taps, space for range style oven with extractor over, plumbing for washing machine, and space for other appliances.

Dining Room/Ground Floor Bedroom Six
9'x8'11 (2.74mx2.72m)
Coved and textured ceiling, UPVC double glazed window to the front, radiator, built-in wardrobe, wood flooring.

**** Outstanding five/six bedroom detached chalet with potential annexe**
**** Superb size lounge**
**** Two family bathrooms plus a wet room**
**** Ample off-street parking**
**** Double garage**
**** Superb size lounge with feature fire surround, and dual fuel log burner to remain**
**** Low-maintenance rear garden**
**** Three bedrooms to the first floor**
**** Potential three bedrooms to the ground floor**
**** Viewing comes highly recommended**
**** Much larger than average plot**

Inner Hall

Flat plastered ceiling, UPVC double glazed window, and obscured UPVC double glazed door at the side giving access to the garden, feature wallpaper decor to one wall, vinyl floor covering, door to bedroom five/annexe.

Annexe Bedroom Five

11'1x7'11 (3.38mx2.41m)

Coved and textured ceiling, UPVC double glazed window to the side, radiator, feature wallpaper decor to one wall, built-in store cupboard, radiator. Door to dressing room area

Annexe Dressing Room

6'3x5'3 (1.91mx1.60m)

Flat plastered ceiling, tiling to the walls, vinyl floor covering, door to the annexe wet room.

Annexe Wet Room

Textured ceiling, obscured UPVC double-glazed window to the rear, part tiling to the walls, radiator, vinyl floor covering with drainage, chrome wall mounted shower, push flush w/c, sink with chrome mixer taps into vanity unit.

Ground Floor Bedroom One

17'6 into bay x 11'11 (5.33m into bay x 3.63m)

Superb size double bedroom, textured ceiling, UPVC double glazed bay window to the front, radiator, attractive wallpaper decor, various fitted wardrobes some of which are mirrored with top boxes, and bedside tables together with chest of drawers all to remain, carpet.

First Floor Landing

Flat plastered ceiling with inset spotlights, two double glazed Velux windows, two radiators, doors off to the accommodation, carpet.

First Floor Bedroom Two

17'8 max x 13'4 (5.38m max x 4.06m)

Flat plastered ceiling with inset spotlights feature wallpaper decor to one wall, double glazed window to the front, and double glazed Velux window, carpet.

First Floor Bedroom Three

14'10x13'9 into bay (4.52mx4.19m into bay)

A further good size double bedroom, flat plastered ceiling, UPVC double glazed window to the front, plus double glazed Velux window, built-in eaves store cupboard, carpet.

First Floor Bedroom Four

13'6 into dressing room x 10'2 (4.11m into dressing room x 3.10m)

Flat plastered ceiling with inset spotlights, feature wallpaper decor to one wall, UPVC double glazed bay window to the front, double glazed Velux window, carpet. A dressing room area with rail for clothes, carpet.

First Floor Bathroom

Flat plastered ceiling, double glazed Velux window, built-in eaves cupboard, tiling to the splashback areas, vinyl floor covering. A three piece white suite comprising of a paneled bath with chrome mixer taps with shower attachment, push flush w/c, pedestal wash hand basin with chrome mixer taps

Front Garden

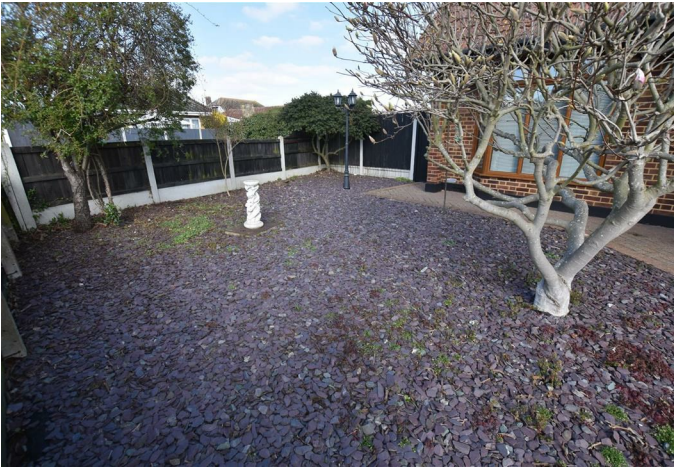
Hard-standing driveway providing off-street parking for approximately four cars, with a block paved pathway and slate chipping areas. Fenced to the boundaries, wrought iron gate.

Rear Garden

Low-maintenance rear garden commencing with a decked area, block paving, bedding for plants/shrubs etc, double opening gates which open onto the block paved area which could be used for extra parking if required. Fencing to the boundaries.

Double Garage

Up and over door, power and light connected, work bench.

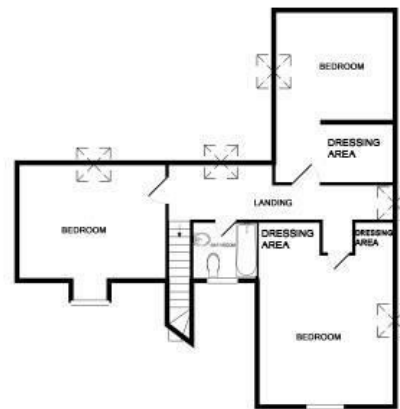




GROUND FLOOR
APPROX FLOOR
AREA 1311 SQ FT
(122.3 SQ M)

TOTAL APPROX FLOOR AREA 2116 SQ FT (196.6 SQ M)

While every attempt has been made to ensure the accuracy of the floor plan contained herein, representations of floor, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such for any prospective purchaser. The size, shape, location and description of any items shown and no guarantee as to their size, shape or location can be given. Plans with dimensions only.



FIRST FLOOR
APPROX FLOOR
AREA 789 SQ FT
(73.3 SQ M)

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