



55b. Hannett Road



RICHARD  
POYNTZ



**55b. Hannett Road  
Canvey Island  
Essex  
SS8 8LP**

**£325,000**



Located in the popular Small Gains area, just a stone's throw from the playing fields and with easy access to Canvey Heights, this stunning one-bedroom chalet-style property was built approximately seven years ago and offers spacious, modern living.

The accommodation includes a large entrance hall, a cloakroom, and a generous lounge to the rear that opens onto the garden. The modern, fully fitted kitchen is equipped with various appliances, including an oven, hob, dishwasher, and fridge freezer. Upstairs, the exceptionally spacious main bedroom (18'6 x 12'7) provides ample space, and there is also a separate bathroom.

Externally, the property benefits from a paved garden with a hot tub included, as well as a good-sized summerhouse/office room that has power and could serve as an occasional bedroom. There is also parking to the front with access to a limited-length carport.

This property offers an ideal combination of modern living, convenience, and outdoor space in a highly desirable location



**Hallway**

Double glazed entrance door into a spacious entrance hall with laminate flooring, doors off to the ground floor accommodation, stairs connecting to the first floor with storage under.

**Lounge**

14'11 x 11'9 (4.55m x 3.58m)  
Double glaze French doors opening onto the garden, laminate flooring, flat plastered ceiling, radiator.

**Kitchen**

10'2 x 8'6 (3.10m x 2.59m)  
Double glazed window to the rear elevation, double glazed door at the side elevation, stylish modern kitchen with coloured units and drawers at base level, worksurfaces over with inset stainless steel sink, inset hob, oven, fridge freezer, dishwasher included, cupboard housing gas fired boiler, extractor unit and units to either side.



### **Cloakroom**

Double glazed window to the front elevation, low level wc, radiator, vanity unit with inset wash hand basin.

### **First Floor Landing**

Double-glazed to the side elevation, eaves storage, doors to bedroom and bathroom.

### **Bedroom One**

18'6 x 12'7 (5.64m x 3.84m)

Double glazed to front, flat plastered ceiling, radiator.



### **Bathroom**

Double glazed to side, chrome towel rail, suite comprising panelled bath with overhead shower, close coupled low level wc and vanity unit with inset wash hand basin.

### **Exterior**

### **Front Garden**

Block paved parking to the front connecting to a limited length carport, side access to rear garden.



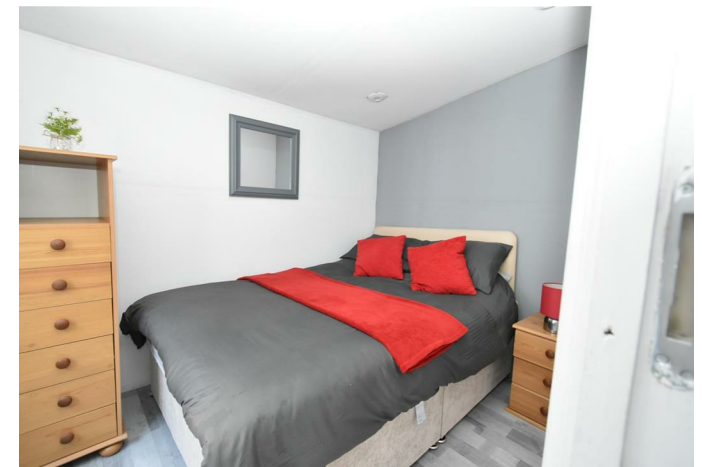
### **Rear Garden**

A paved rear garden, fenced to boundaries, outside tap, hot tub to remain.

### **Summerhouse/Office/Occasional Bedroom**

(9'4 x 8'4) & (9'8 x 6'11) ((2.84m x 2.54m) & (2.95m x 2.11m))

With power and could be utilised as an occasional bedroom, office, or games room. It comprises two rooms: one room is 9'4 x 8'9, and the second room is 9'8 x 6'11.

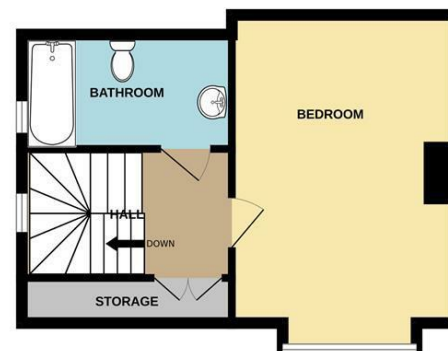




GROUND FLOOR



1ST FLOOR



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