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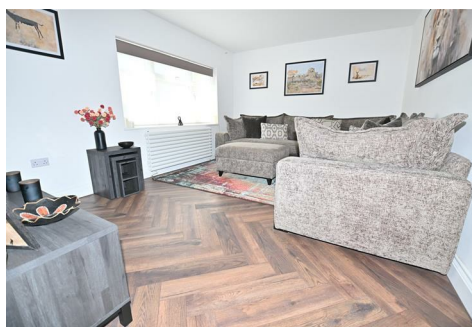
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**RICHARD  
POYNTZ**



## **31 Lappmark Road Canvey Island, SS8 7SZ Offers In Excess Of £550,000**



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- \*\* Large imposing four double bedroom detached rebuild property
- \*\* Double garage
- \*\* Large natural stone block paved driveway
- \*\* Stunning kitchen diner with French doors to rear garden
- \*\* Good-sized lounge
- \*\* Four double bedrooms
- \*\* Two en-suites
- \*\* Family bathroom and ground-floor cloakroom
- \*\* Cul de Sac location
- \*\* Show home condition throughout

### Hallway



Composite entrance door to the front elevation with obscured double glazed insets giving access to a spacious hallway with a flat plastered ceiling with inset spotlights, doors off to the accommodation, opening to the kitchen/diner, stairs to the first floor accommodation, feature radiator, herringbone wood flooring.

### Cloakroom



Flat plastered ceiling with inset spotlights, attractive tiling to walls, herringbone flooring, modern two-piece white suite comprising sink with chrome mixer taps set into a vanity unit, push flush wc.

### Lounge 15'2 x 11'2 (4.62m x 3.40m)



Excellent-sized lounge located to the front of the property, flat plastered ceiling, UPVC double glazed window to the front elevation, feature media wall with lighting, modern radiator, herringbone flooring.

### Kitchen/Diner 22'11 x 12'8 (6.99m x 3.86m )



Another excellent room which has a flat plastered ceiling with inset spotlights, UPVC double glazed French doors giving access to the garden to the rear with UPVC double glazed windows on either side, further UPVC double glazed window to the rear elevation, modern cashmere and copper units at base and eye level with matching drawers and square edge worksurfaces over, complimentary upstand with stylish splashback, incorporating a breakfast bar, one and a quarter sink and drainer with chrome mixer taps along with a water filter and instant boiling water feature, five ring induction hob with extractor over and separate waist height double oven, built in washer/dryer and fridge freezer, feature vertical radiator, plinth heater, herringbone flooring, doors to garages.

### Landing



Flat plastered ceiling with loft access, which we understand is part boarded with ladder, two obscured UPVC double glazed windows to the rear elevation, carpet, doors off to the accommodation.

### Bedroom One 16'7 x 11'10 (5.05m x 3.61m)



Excellent-sized double bedroom with a flat plastered ceiling, UPVC double glazed window to the front elevation, radiator,, door to the en-suite shower room, carpet.

### En Suite



Flat plastered ceiling with inset spotlights, obscured UPVC double glazed window to the rear elevation, chrome heated towel rail, attractive tiling to walls and to the floor, modern three-piece white shower suite comprising of a push flush wc incorporating a vanity unit with sink and chrome mixer taps, large shower tray with glass screen, wall mounted chrome shower.

### Bedroom Two 16'10 max x 9'7 (5.13m max x 2.92m)



Another excellent-sized bedroom with a flat plastered ceiling, UPVC double glazed window to the front elevation, radiator, carpet, and door to en-suite.

### En Suite



Flat plastered ceiling, obscured UPVC double glazed window to the rear elevation, tiling to walls and floor, chrome heated towel rail, sink with chrome mixer tap inset into white gloss vanity unit, push flush wc, corner shower tray with glass screen and doors, plus a wall mounted chrome shower.

### Bedroom Three 12'6 x 9'7 (3.81m x 2.92m)



A further good-sized bedroom which has a flat plastered ceiling, UPVC double glazed window to the front elevation, radiator, and carpet.

### Bedroom Four 12'8 x 10'7 max (3.86m x 3.23m max )



A good-sized bedroom which has a flat plastered ceiling, UPVC double glazed window to the front elevation, radiator, built-in store area, and carpet.



## Bathroom

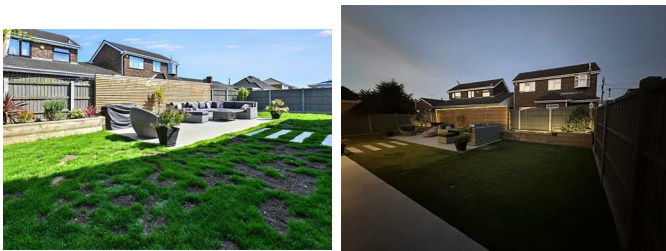


Flat plastered ceiling, obscured UPVC double glazed window to the rear elevation, attractive tiling to the walls and floor, chrome heated towel rail, modern three-piece white bathroom suite comprising of a panelled bath with chrome mixer taps and shower attachment, push flush wc incorporating a large vanity unit with sink and chrome mixer tap

## Exterior

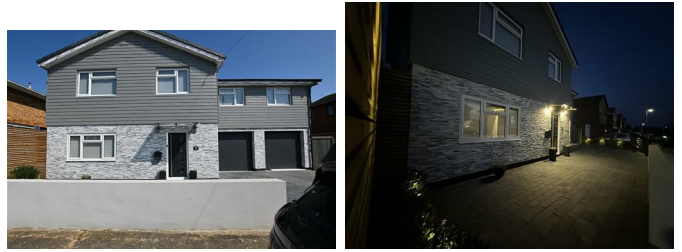


## Rear Garden



Porcelain paving around the property, a complimentary patio area, a lawn, a raised feature fish pond, and a bedded area for plants, a gate to the side giving access to a store area with a further gate giving access to the front of the property, to the other side of the property is a natural stone block paving with a gate giving access to the front of the property, fenced to boundaries, lighting,.

## Front Garden

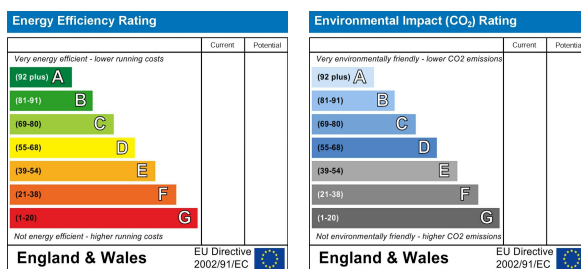


Large natural stone block paved driveway providing off-street parking for several cars and leads to the garage, raised bedded area for plants, fencing and wall to boundaries, outside tap

**Double Garage 19'9 x 16'9 (6.02m x 5.11m)**



Twin roller shutter doors with power and light connected, UPVC double glazed window to the rear elevation plus half UPVC double glazed door to the rear, plumbing facilities.



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