



*31 Lappmark Road*



**RICHARD  
POYNTZ**



# 31 Lappmark Road Canvey Island SS8 7SZ

Offers In Excess Of £550,000



Nestled on Lappmark Road in the charming Canvey Island, this stunning detached family home has been meticulously rebuilt to the highest standards, offering a perfect blend of modern living and comfort. With four spacious double bedrooms, including two en suites, this property is ideal for families seeking both space and luxury.

As you enter, you are greeted by a spacious hallway with access to an excellent-sized lounge that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The contemporary kitchen is a true highlight, featuring elegant cashmere and copper units, complemented by a range of built-in appliances that make cooking a delight. The family bathroom is beautifully designed, alongside a convenient ground-floor cloakroom, ensuring practicality for everyday living. The exterior of the property is equally impressive, boasting a double garage and ample natural stone block paving that enhances the curb appeal. The good-sized garden is a tranquil retreat, featuring porcelain paving and a charming raised pond, making it an ideal space for outdoor gatherings or quiet moments of reflection.

Additional features include gas-fired central heating and UPVC double-glazed windows and doors, ensuring energy efficiency and comfort throughout the year. This remarkable home is not just a property; it is a lifestyle choice, offering a perfect sanctuary for families looking to settle in a welcoming community. Do not miss the opportunity to make this exquisite house your new home.



- \*\* 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

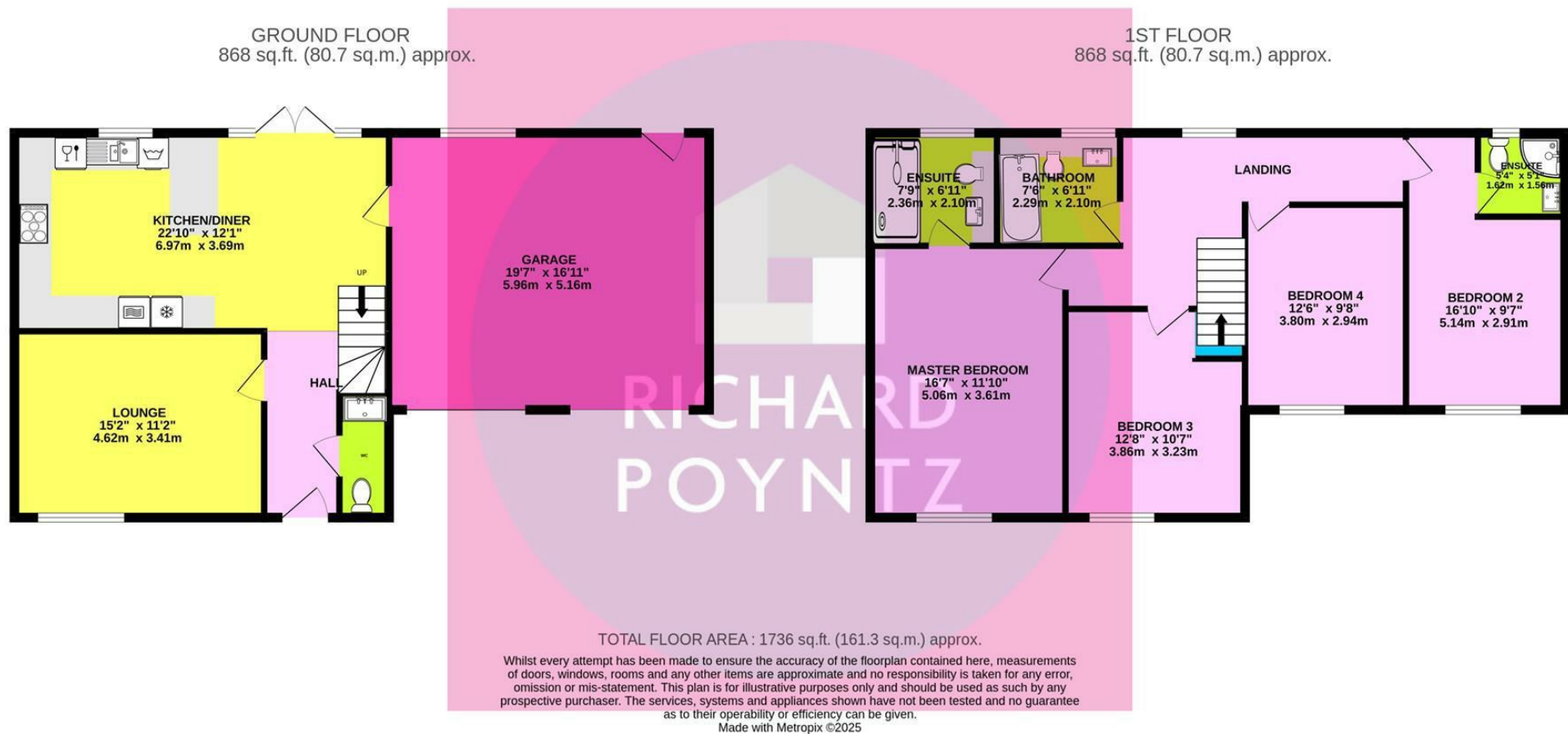
**Double Garage**

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.







**Mirepresentation Act 1967:** These details are prepared as a general guide only, and should not be relied upon as a basis to enter a legal contract or commit expenditure. And any interded party should rely solely on their own Surveyor, Solicitor/Conveyancer or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the Agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by the Agent or any member of Staff, as only a specific written confirmation can be provided. The Agent will not be responsible for any loss other than what specific written confirmation has been requested.

**Property Misdescription Act 1991** The Agent has not tested any apparatus, equipment, fixture, fittings or services and so does not verify they are in working order, fit for purpose, or within ownership of the sellers, therefore the buyer must assume the information is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property. A buyer must assume the information is incorrect until it has been verified by their own Solicitors/Conveyancers. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph or plans for the property. Photographs of the interior of the property are given purely to give an indication of décor/style etc., and does not imply that any furniture/fittings etc., are included. A fixtures & fittings list will be provided by the Solicitors/Conveyancers in due course. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts



**Tel No: 01268 699 599 | Fax: 01268 699 080 | Email: [rp@richardpoyntz.com](mailto: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  
 Richard Poyntz & Co (Partnership) is an introducer appointed representative of Stonebridge Mortgage Solutions Ltd for mortgage and insurance introductions.  
 Stonebridge Mortgage Solutions Ltd is authorised and regulated by the Financial Conduct Authority.

