



2 - *Woodberry Close*



RICHARD
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2 - Woodberry Close Canvey Island Essex SS8 9PP

Offers In Excess Of £325,000



Nestled in the tranquil cul-de-sac of Woodberry Close on Canvey Island, this charming two-bedroom detached bungalow presents an excellent opportunity for those seeking a comfortable and convenient home. With no onward chain, this property is ready for you to move in and make it your own. Upon entering, you are welcomed by a spacious porch that leads into a large hallway, setting the tone for the generous living spaces that follow. The excellent-sized lounge diner is perfect for both relaxation and entertaining, while the modern fitted white gloss kitchen offers a stylish and functional space for culinary pursuits. Both bedrooms are of great size and come with wardrobes that will remain, ensuring ample storage for your belongings. The modern three-piece shower room adds a touch of contemporary elegance to the home. A delightful feature of this bungalow is the spacious conservatory, which serves as a versatile utility area, allowing for additional living space or a peaceful retreat. The property also boasts two good-sized store cupboards in the hallway, providing further storage solutions, along with two loft spaces, one of which is conveniently located in the garage. The outdoor space is equally impressive, featuring a garden complete with a barbecue area and a shelter, ideal for enjoying al fresco dining during the warmer months. The property benefits from gas-fired central heating and is mostly double glazed, ensuring comfort throughout the year. To the front, a driveway provides off-street parking and leads to a garage, which includes an adjoining workshop or gardening room, perfect for hobbyists or those with a green thumb. With its excellent location just a short distance from Benfleet Train Station on the c2c rail line, this bungalow offers both peace and accessibility. This property is a must-see for anyone looking to enjoy the best of bungalows living on Canvey Island.



Porch

Wood entrance door to the front with obscured glazed insets giving access to a porch which has wood panelling to the ceiling, two obscured glazed windows to either side, feature exposed brickwork to the walls, wood laminate flooring, further hardwood door with glazed insets giving access to a spacious hallway.

Hallway

Coved textured ceiling, loft access, dado rail, radiator, airing cupboard housing hot water cylinder, further cupboard, doors off to the remainder of the accommodation, wood laminate flooring.

Lounge/Diner

23'5 x 10'5 (7.14m x 3.18m)

Excellent-sized lounge/diner which runs from the front to the rear of the property, coved textured ceiling, UPVC double glazed window to the front plus double opening glazed doors giving

access to the conservatory/utility area, two radiators, dado rail, feature wood fire surround with fire, opening to the kitchen area, wood laminate flooring ample room for dining table and chairs.

Conservatory/Utility Area

14'3 x 8'7 (4.34m x 2.62m)

A perspex sloping roof with double glazed windows to three aspects plus double glazed sliding patio doors giving access to the garden, radiator, feature exposed brickwork to one wall, modern units at base level with chrome handles, marble effect work surface over incorporating sink with a chrome hose mixer tap, plumbing for washing machine and wood laminate flooring.

Kitchen

9'10 x 7'11 (3.00m x 2.41m)

Coved textured ceiling, UPVC double glazed window to the rear elevation, attractive tiling to splashback, wall mounted boiler, white



gloss units at base level with matching drawers all with chrome handles, black marble effect rolled top worksurface over incorporating four ring electric hob with extractor over and oven under, stainless steel sink and drainer with chrome hose mixer tap, wood laminate flooring, space for other appliances.

Bedroom One

11,1 x 9'10 to wardrobes (3.35m,0.30m x 3.00m to wardrobes)
Excellent-sized double bedroom which has a textured ceiling, UPVC double glazed window to the front, radiator, mirrored wardrobes across the width of one wall, wood laminate flooring.

Bedroom Two

10'5 x 7'10 (3.18m x 2.39m)

A further good sized bedroom which has a coved textured ceiling, UPVC double glazed window to the rear elevation, radiator, fitted mirrored wardrobes, wood laminate flooring.

Shower Room

Textured ceiling, obscured double glazed window to the side elevation, attractive tiling and waterproof panelling to the shower area, radiator, wood laminated flooring, modern three piece white showering suite comprising of a lever handle wc, sink with chrome mixer taps inset into a white gloss vanity unit, large shower tray with glass screen and doors, wall mounted shower,.

Exterior

Rear Garden

Mainly paved rear garden with a lawned area, various raised bedded areas with established fruit trees etc, barbeque area with outside hot and cold taps plus power points, rolled top worksurface with sink and drainer, chrome taps, sheltered pagoda over the barbeque area and further pagodas in the garden, fenced to boundaries, gate to side giving access to the front of the property.

Front Garden

Has a hardstanding driveway with two fruit trees, bedded areas, hardstanding pathway, picket fence and fenced to boundaries.

Garage

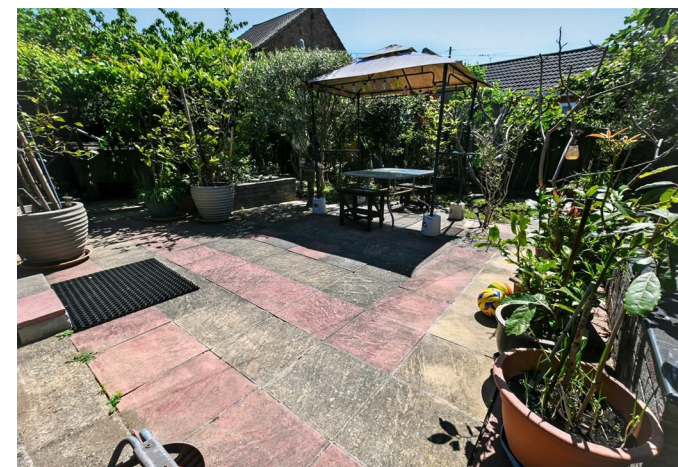
16'5 x 7'9 (5.00m x 2.36m)

Up and over door, loft access, power and light connected, glazed wood door giving access to the workshop/garden room

Workshop/Garden Room

9x 7'10 (2.74mx 2.39m)

Has double-opening double-glazed doors, which gives access to the garden, power, and a perspex roof.



DETACHED BUNGALOW



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