



*1 Linroping Avenue*



**RICHARD  
POYNTZ**



# 1 Linroping Avenue

## Canvey Island

### SS8 8ND

£415,000

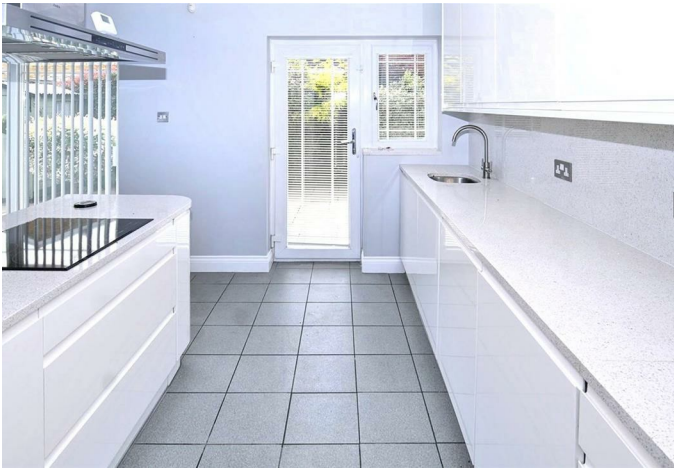


Located in the sought-after Leigh Beck area, just a short walk from local schools, Smallgains Playing Fields, and the seafront, this well-maintained detached chalet-style home offers flexible and spacious living ideal for families or those needing ground floor accommodation.

The property features a bright lounge, a stylish kitchen/diner with integrated appliances, and a versatile ground floor bedroom or second reception room. There's also a useful study/dining area with access to the garden, plus a modern shower room with built-in storage.

Upstairs offers two generous double bedrooms and a smart family bathroom. Outside, the home boasts a pressed concrete driveway, attached garage, and a neatly landscaped rear garden with side access.

Presented in excellent condition throughout – simply move in and enjoy.



**Hall**  
Double Glazed entrance door with access to the ground floor accommodation

**Lounge**  
14'7" x 11'3" (4.45m x 3.43m)  
A bright and elegant lounge finished in a tasteful neutral décor with wood-effect flooring and a feature fireplace offering a traditional focal point. A large front-facing window fitted with blinds and curtains allows plenty of natural light, while coving and detailed cornicing add a refined touch. A comfortable and inviting space for relaxing or entertaining

**Kitchen Diner**  
17'2" x 10'10" (5.23m x 3.30m)  
A beautifully presented and well-planned kitchen/diner featuring a range of sleek white high-gloss units with contemporary stone-effect worktops and matching upstands. The kitchen is equipped with integrated appliances including an oven, electric hob with modern extractor hood, dishwasher, and fridge/freezer. Grey tiled flooring flows through the space, and French doors with adjacent full-height windows allow for plenty of natural light while offering direct access to the rear garden. There's ample space for dining, and an open archway leads conveniently through to the lounge.

**Ground Floor Second Lounge / Bedroom Four**  
14'10" x 8'10" (4.52m x 2.69m)  
A spacious and flexible ground floor room, ideal as a third bedroom, cosy lounge, or home office. Featuring attractive wood-effect flooring, a large double-glazed window to the front aspect with fitted blinds and curtains, and a wall-mounted radiator. Tastefully decorated in neutral tones—ready to suit a variety of uses.

**Dining Room / Study Reception Room**  
14ft x 11'10" (4.27m x 3.63m)  
A bright and versatile ground floor space, ideal as a dining room, home office, or additional reception room. Features attractive wood-effect flooring, panelling to walls, and patio doors leading directly to the garden, flooding the room with natural light. Understairs area offers useful storage potential.

**Ground Floor Shower**  
A stylish and well-appointed shower room featuring a corner shower enclosure with glass screen, modern tiling throughout, low-level WC, and vanity basin with storage beneath. Chrome heated towel rail, frosted window for natural light, and additional built-in storage/airing cupboard complete this practical space.



**First Floor Landing**

A bright and airy landing with attractive panelling and a modern patterned carpet, offering access to all first-floor rooms. Clean, neutral décor provides a fresh and welcoming feel. Access to the storage for the boiler

**Bedroom One**

13'6 x 10 (4.11m x 3.05m)

A generous principal bedroom situated on the first floor, featuring fitted wardrobes and drawers providing excellent storage

**Bedroom Two**

10 x 12'2 (3.05m x 3.71m)

A good-sized double bedroom featuring a large window allowing for plenty of natural light, with modern grey carpeting and neutral décor. Handy recessed alcove with storage potential, ideal for wardrobe

**Bedroom Three**

10 x 8 (3.05m x 2.44m)

A spacious third bedroom, positioned at the front of the property, features a large double-glazed window and a wall-mounted radiator. Neutrally decorated and ideal as a single bedroom, nursery, or home office.

**Bathroom**

A well-presented first floor bathroom fitted with a modern white suite comprising a P-shaped bath with shower over and screen, wash basin set within a vanity unit, and low-level WC. Stylish wall tiling and contemporary flooring complete the look, with a frosted window providing natural light and privacy. Chrome towel rail and built-in storage add practicality.

**Garage**

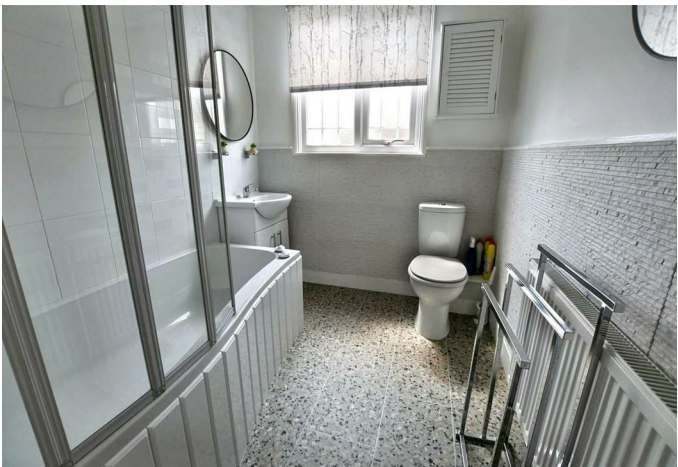
A useful and secure garage space with a modern up-and-over door, ideal for vehicle storage or as a practical workshop area. Fitted with overhead beams and shelving for additional storage. Lighting and power connected.

**Front**

An attractive double-fronted detached home with a smart rendered façade, modern composite front door, and dormer-style first floor. The property benefits from a generous pressed concrete driveway providing ample off-street parking, a neatly maintained front lawn with feature tree, and access to the attached garage. Situated in a quiet, established residential location

**Garden**

A beautifully presented, low-maintenance rear garden with a generous paved patio area—perfect for outdoor dining or entertaining. Raised planters, established shrubs, and a smart decked section with a pergola-style frame provide interest and charm. Gated side access adds convenience, leading to the front of the property.



GROUND FLOOR



1ST FLOOR



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