



28.. *Wamburg Road*



RICHARD
POYNTZ

28.. Wamburg Road Canvey Island SS8 8JR

£325,000



Nestled in a tranquil cul-de-sac on Wamburg Road, Canvey Island, this impressive mid-terrace house offers a perfect blend of space and modern living. With three generously sized bedrooms, this extended property is ideal for families seeking comfort and convenience. The location is superb, just a short stroll from Smallgains Playing Fields and Canvey Cricket Club, making it perfect for outdoor enthusiasts. Additionally, Canvey Town Centre is within easy reach, providing a variety of shops and bus routes for effortless commuting. Families will appreciate the proximity to Leigh Beck Infants and Junior School, ensuring quality education is just around the corner.

Upon arrival, you are greeted by a large, blocked-paved driveway, offering off-street parking for approximately three cars, complemented by attractive wrought iron fencing and a secure gate. The rear garden is a delightful retreat, featuring a good-sized area with decking, block paving, and a variety of plants, shrubs, and trees, perfect for relaxation or entertaining.

Internally, the property boasts a spacious and inviting atmosphere. The ground floor features a welcoming porch that leads to a modern cloakroom and a sizeable hallway. Here, you will find an excellent ground-floor bedroom, alongside a vast kitchen-diner equipped with contemporary units, a built-in oven, hob, and extractor fan. This area flows seamlessly into a large lounge, which is enhanced by sliding patio doors leading to a lean-to, creating an open-plan feel that is perfect for family gatherings.

The first floor comprises a landing that leads to a stunning shower room and two additional spacious double bedrooms, ensuring ample living space for all. The property benefits from gas-fired central



Porch
UPVC double-glazed entrance door to the side giving access to a porch which has a textured ceiling, further UPVC double-glazed window to the side elevation with privacy screen under, radiator, wallpaper decoration, door to cloakroom, further internal door giving access to a spacious hallway.

Hallway
Coved textured ceiling, radiator, stairs to first floor accommodation with understairs store cupboards, open to kitchen/diner and door to bedroom three.

Cloakroom
Textured ceiling, obscured UPVC double-glazed window to the front elevation, part tiling to walls, chrome heated towel rail, modern three-piece white suite comprising enclosed system push flush wc with chrome mixer taps, tiled flooring.

Lounge
14'5 x 12'11 (4.39m x 3.94m)
Excellent-sized lounge which has a coved textured ceiling, double-glazed sliding patio doors giving access to a lean-to, UPVC double-glazed window to the rear, radiator, feature fire surround, wood laminate flooring,

Lean-To
7'10 x 5'1 (2.39m x 1.55m)
Has a perspex sloping roof, double-glazed windows to one aspect, two sliding double-glazed patio doors to two further aspects.

Kitchen Diner
15'8 x 11'6 max (4.78m x 3.51m max)
Excellent-sized room which is open planned to the lounge, coved textured ceiling, tiling to splashback, wood laminate flooring, white

gloss units to base and eye level with matching drawers all with chrome handles and roll top worksurfaces over incorporating one and a quarter stainless steel sink and drainer with chrome mixer tap, four ring electric hob with oven under and pull out extractor over, plumbing for washing machine, space for other appliances, wood laminate flooring.

Ground Floor Bedroom Three

12'4 x 8'6 (3.76m x 2.59m)

Excellent-sized double bedroom with a coved textured ceiling, UPVC double-glazed bay window to the front elevation, radiator, wood laminate flooring.

First Floor Landing

Coved textured ceiling, loft hatch, doors off to the accommodation, a good-sized store cupboard, carpet.

Bedroom One

15'11 x 12'2 (4.85m x 3.71m)

Excellent-sized main bedroom with coved textured ceiling, two UPVC double-glazed windows to the front elevation, radiator, fitted wardrobes with top boxes to remain, and carpet.

Bedroom Two

9'11 x 9'5 (3.02m x 2.87m)

A further good-sized double bedroom which has a coved textured ceiling, UPVC double-glazed window to the rear elevation, built-in wardrobe, radiator, carpet.

Shower Room

A stunning modern contemporary shower room with coved textured ceiling, obscured UPVC double glazed window to the rear, attractive tiling to walls and to the floor, chrome heated towel rail, large shower tray with glass screen and wall mounted chrome shower, enclosed system which includes a sink with chrome mixer taps set into a large vanity unit which also incorporates a push flush wc.

Exterior

Rear Garden

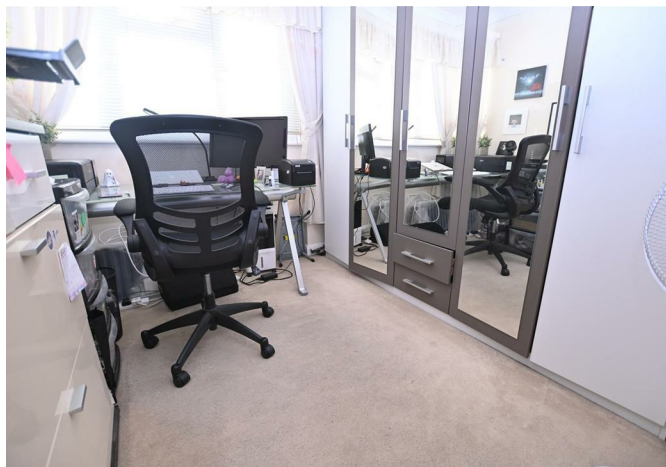
Commences with a decking area and block paving, a shed to the rear of the garden to remain, various shrubs, hedging, and trees, etc, fencing to boundaries, and a gate giving rear access, outside tap.

Front Garden

A large block paved driveway providing off-street parking for approximately three vehicles with attractive wrought iron fencing and a complementary gate.

Agent Note

We understand the combination boiler is located in the loft.





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