



2 Nevada Road



**RICHARD
POYNTZ**

2 Nevada Road Canvey Island Essex SS8 8EX

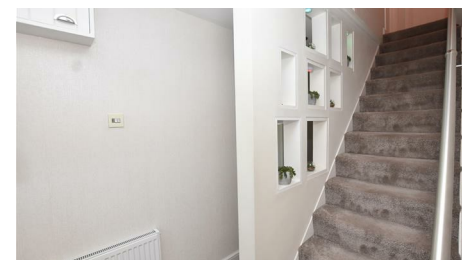
Guide Price £425,000



GUIDE PRICE £425,000 TO £450,000 Located in this convenient Newlands location within easy reach of Smallgains Playing Fields and the seawall for picturesque walks is this stunning, and very well-presented, versatile family home.

The property has been improved to a very high standard by the current owners with a newly fitted and stunning modern bespoke kitchen with oven, hob, extractor, and dishwasher to remain, and from here is a recently fitted conservatory with doors off to a stunning lounge which gives access to a side garden. Completing the accommodation is a further bedroom which is off the main hall, a stunning fitted shower room. On the first floor are two double bedrooms.

Externally, there is an enclosed garden which is mainly laid to heavy shingle, and parking to the front.



Hall

Composite entrance door into a hall with stairs to the first floor, opening to the lounge, part glass panelled doors to bedroom four, and a shower room, linen cupboard plus understairs cupboard, radiator.

Kitchen

17'8x6'6 (5.38mx1.98m)

Double glazed window to the side. An extensive range of stylish units and drawers at base-level to two walls with square edge work surfaces over, inset NEFF ceramic induction hob with overhead extractor, inset large stainless steel sink with mixer tap. Matching units at eye-level, useful recess open cupboard, towel rail/radiator, cupboard incorporating NEFF double oven, and opening to the conservatory.

Conservatory

9'5x9'5 (2.87mx2.87m)

Recently fitted with double-glazed windows to two elevations, double-glazed French doors opening onto the garden, a pitched blue glass roof, opening to an outer lobby which connects to the garage and study, radiator.

Lounge

19'3x9'11 max (5.87mx3.02m max)

Feature beams to ceiling, double-glazed window to the side, and French-style doors with UPVC double-glazed windows on either side, carpet, part wallpaper decor, and two radiators, a wood mantel with tiled hearth.

Dining Room/Second Lounge

14'9x10'9 (4.50mx3.28m)

UPVC double-glazed windows to two elevations, newly fitted carpet, brick-built mock feature fireplace, beam to the ceiling, and wooden twin opening arch doors which open into the modern kitchen.

Ground Floor Bedroom Three

12'2 reducing to 9'9 x 6'3 (3.71m reducing to 2.97m x 1.91m)

Off the hall, double glazed window to the front, wardrobe to remain, part wallpaper decor, radiator.

Ground Floor Shower Room

Double-glazed window to the side with a modern fitted three-piece suite comprising low-level w/c with push flush, vanity unit with inset wash hand basin, large walk-in shower cubicle with glass screen and shower which is fed off the boiler, tiling to the splashbacks. Linen cupboard/housing the gas-fired boiler.

First Floor Landing

Oak beams and doors connecting to the accommodation.

Bedroom One

14'3 x 11'1 (4.34m x 3.38m)

Flat plastered ceiling with feature beams, upvc double-glazed window to front and side, radiator, feature wallpaper decoration to one wall recess area, ideal for storage, and carpet

Bedroom Two

11'7x8'9 (3.53mx2.67m)

Two built-in storage cupboards, double glazed window to the side, wood-style flooring, part wallpaper decor, radiator.

WC

A modern fitted suite with a low-level WC with push flush, wash hand basin, radiator, and double-glazed window to the side.

Front Garden

Low-level fencing enclosing the front with ample off-street parking.

Side Garden

Shingled with paving fencing to boundaries and gate giving access to front of property

Rear Garden

Fenced to the boundaries, and will be mainly laid to heavy shingle, outside tap.

Agents Note

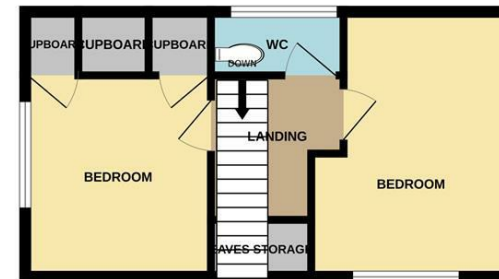
There is a loft also within the property, which we understand is partly boarded



GROUND FLOOR



1ST FLOOR



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Tel No: 01268 699 599 | Fax: 01268 699 080 | Email: 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
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