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**RICHARD
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17 Hannett Road Canvey Island, SS8 8LP Guide Price £675,000



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GUIDE PRICE £675,000 TO £700,000 Richard Poyntz & Company has the pleasure of offering for sale this truly stunning breathtaking four/five-bedroom bespoke cathedral-style detached residence situated on a prime location within Canvey Island and is located off of Smallgains Avenue. Within a short distance of shops, schools and bus routes. The property itself was built by the current owners approximately 21 years ago and no expense has been spared within the finish throughout which is to the highest of standards. The property itself externally has a large blocked paved driveway providing off-street parking for several vehicles which leads to a huge double garage. To the rear of the property is a superb-sized Westerley-facing rear garden which has a private and secluded feel and is lawned with a large block paved patio area. Internally the property is entered by a bespoke solid oak entrance door giving access to a stunning hallway that has doors off to all of the ground floor accommodation which includes a superb-sized study that could also be used as a ground floor fifth bedroom if required. Stunning dining room/cinema room, superb sized lounge, two piece cloakroom, outstanding 'L' shaped kitchen diner with partly vaulted ceiling, with oak units at base and eye level, Island, dishwasher and a wine cooler which will remain and ample room for table and chairs. Off of here is a utility room and also off the hallway is a turned staircase wrought iron spindled balustrade giving access to a spacious mezzanine style landing with a partly vaulted ceiling also doors off to the upstairs accommodation which includes four well-proportioned bedrooms. Bedroom one and bedroom three also have ensuite shower rooms. Bedroom one also has a superb walk-in wardrobe and completing the upstairs accommodation is a truly stunning modern and contemporary four-piece family bathroom. The property boasts UPVC double-glazed windows and doors throughout except the entrance door as previously mentioned is solid oak. there is also underfloor heating and viewing comes highly recommended to truly appreciate the uniqueness and the high standards of the accommodation on offer and you will not be disappointed.

- ** Outstanding bespoke cathedral-style large four-bedroom detached house
- ** Situated in a popular residential location off Small Gains Avenue
- ** Short distance to Schools, shops and bus routes
- ** Many fine features throughout
- ** Internal viewing is highly recommended
- ** Superb size lounge
- ** Stunning kitchen/diner with partly vaulted ceiling
- ** Study or optional ground floor fifth bedroom
- ** Dining room/Cinema room
- ** Four well-proportioned bedrooms to the first floor
- ** Two ensembles plus a stunning four-piece family bathroom
- ** Underfloor heating throughout
- ** UPVC double-glazed windows
- ** Solid Oak entrance door
- ** Viewing highly recommended

Hallway



Feature solid oak entrance door to front giving access to large hallway which has flat plastered ceiling, turned staircase with wrought iron balustrades, doors off to accommodation, limestone tiled flooring.

Cloakroom



Coved flat plastered ceiling, obscured UPVC double glazed window to the side, two-piece white suite comprising of a low-level lever handled WC, sink with chrome mixer taps, onto vanity units, limestone tiling to floor

Lounge 16'1 x 14'4 (4.90m x 4.37m)



Superb room with coved flat plastered ceiling, UPVC double glazed french doors giving access to garden with UPVC double glazed windows to either side. Two further

UPVC double glazed windows to side. Fireplace with oak mantle , inset for a fire/log burner, solid oak flooring.

Dining Room/Cinema Room 14' x 11' (4.27m x 3.35m)



Flat plastered ceiling, two UPVC double glazed windows to the front, limestone tiled flooring.

StudyFifth Bedroom 9'7 x 8'9 (2.92m x 2.67m)



Superb sized room with coved flat plastered ceiling, Two UPVC double glazed windows to the front, built-in store cupboard/wardrobe, feature natural floorboards.

L Shaped Kitchen Diner 18'11 max x 15'11 max (12.72m max x 4.85m max)



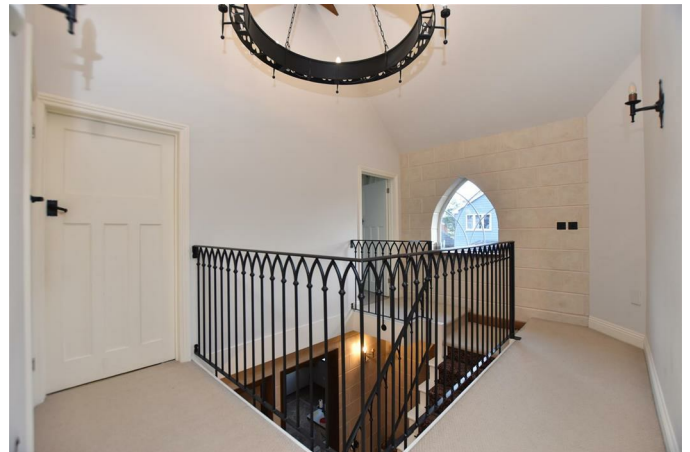
Flat plastered ceiling which is partly vaulted with inset spotlights, UPVC double glazed french doors giving access to the garden and five further UPVC double glazed windows to various aspects, tiled splashback areas and limestone tiled flooring, door to Utility room, modern oak units at base and eye level with matching island and drawers with granite worksurface over incorporating butler style sink with chrome mixer taps and further inset stainless steel sink. Wine cooler and dishwasher to remain and ample room for table and chairs.

Utility Room 7'10 x 8'8 (2.39m x 2.64m)



Flat plastered ceiling, door to garage, shelving and built-in store cupboard, modern oak units and base and eye level with worksurfaces over incorporating stainless steel circular sink with chrome mixer tap, limestone tiled flooring.

First Floor Landing



Stunning landing with partly vaulted ceiling which is flat plastered. split level landing with feature UPVC double glazed window to front, built-in store cupboard, doors off to accommodation, carpets

Bedroom One 14'9 x 14' (4.50m x 4.27m)



Superb size bedroom with flat plastered ceiling which is partly vaulted, two x two UPVC double glazed windows to the front, carpet, door to en-suite and also walk in wardrobe

En-Suite/shower room



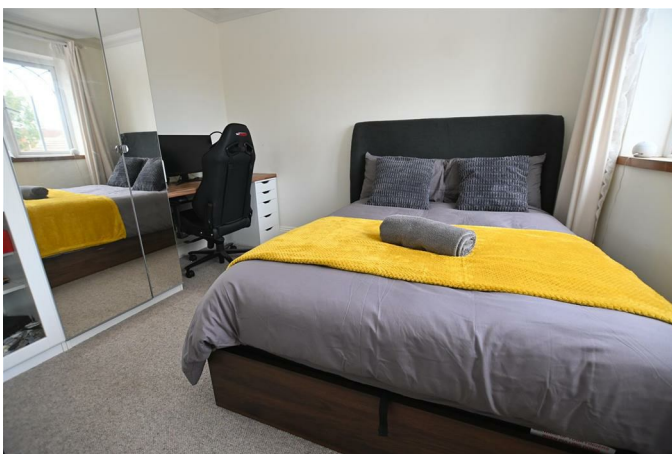
Flat plastered ceiling with UPVC double glazed window to rear, tiling to walls and tiling to floor, modern four piece white suite with close coupled lever handle wc, sink with brass taps, double shower tray with glass screen and wall mounted chrome shower.

Walk in Wardrobe



Flat plastered ceiling with UPVC double glazed window to rear, shelving and railing for clothing, carpet.

Bedroom Two 11' x 10'8 (3.35m x 3.25m)



Coved flat plastered ceiling , loft hatch , UPVC double glazed window to the front, carpet.

Bedroom Three 12'1 max x 9'5 (3.68m max x 2.87m)



Good sized bedroom, coved flat plastered ceiling, UPVC double glazed window to rear, carpet, door to en-suite.

En-suite



De-luxe style window, ceiling with flat plaster and inset spotlights, tiling to splashback and tiling to floor, chrome heated towel rail, modern three piece white suite comprising of push flush wc, sink with chrome taps, inset into vanity cupboard, glass shower door with shower tray and wall mounted chrome shower.

Bedroom Four 11'11 x 9'7 max (3.63m x 2.92m max)



Further good sized bedroom, coved flat plastered ceiling with loft hatch, UPVC double glazed window to front, door to walk in wardrobe, carpet.

Bathroom 14'10 x 6'2 (4.52m x 1.88m)

Flat plastered ceiling with inset spotlights, two UPVC double glazed windows to rear, attractive tiling to walls and floor, feature radiator, four-piece white bathroom suite comprising sink with chrome mixer taps, high system pull handle wc, clawfoot freestanding bath with chrome mixer taps, walk-in shower with glass screen and wall mounted chrome shower.

Front Garden

Large block paved driveway providing off road parking for several vehicles, decorative slate chippings with shrubs, fencing to boundaries

Rear Garden

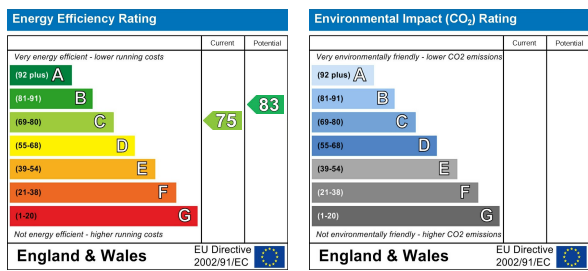
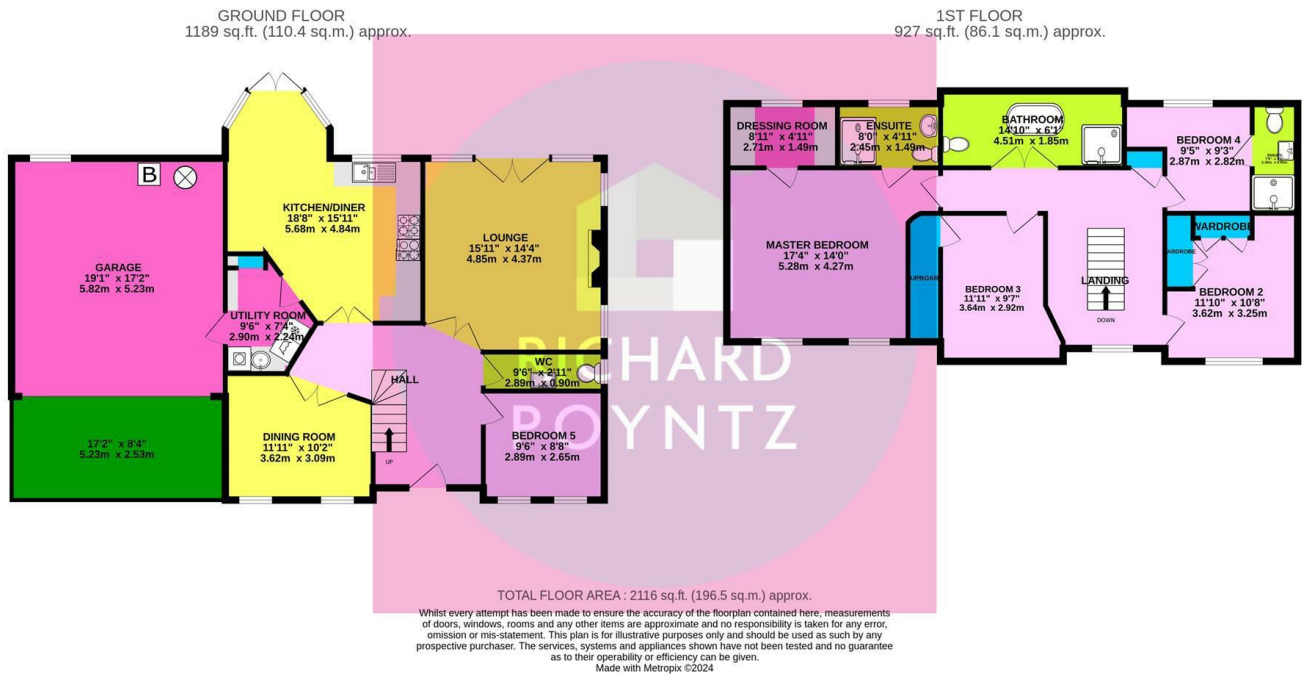
Good size Westerly facing rear garden with large block paved patio area and pathway, remainder is lawned with bedding for plants, shrubs etc, fencing to boundaries, gate to side and shed to one side, power points and hot and cold outside taps and outside lighting.

Garage 19'8 x 17'2 (5.99m x 5.23m)

Large double garage with double opening electric door, power and light connected, obscure UPVC double glazed window to rear, megaflow heating cylinder, door to utility room

Agents note

We understand from our client planning has been approved for a further ground floor extension off of the kitchen / dinner .



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