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**RICHARD
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1 Summerlands Canvey Island, SS8 9QU £600,000



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Nestled in the desirable area of Summerlands on Canvey Island, this stunning four-bedroom detached house is a true gem, finished to show home standards. The property is ideally situated close to local schools, Morrisons supermarket, and convenient bus routes, with Benfleet railway station just a short distance away, offering direct access to London Fenchurch Street.

Upon entering, you are greeted by a spacious hallway that leads to a generously sized dining room and an elegant lounge, perfect for entertaining guests. The breathtaking kitchen-diner is a highlight of the home, featuring a range of built-in appliances and ample space for a dining table, making it the heart of the home.

The first floor boasts a good-sized landing that provides access to four excellent bedrooms. The master bedroom is particularly impressive, complete with a beautiful en suite shower room. A modern family bathroom serves the remaining bedrooms, ensuring comfort and convenience for all.

Externally, the property sits on a larger-than-average plot, offering significant potential for extension. The expansive rear garden is a true outdoor oasis, featuring a fantastic log cabin/bar which has power and lighting as well as internet connection. There is a porcelain-tiled patio area, perfect for al fresco dining. The garden faces west, allowing for plenty of sunlight, while the side garden enjoys a south-facing aspect. There are also two gates on either side of the property, giving access to the front of the property

To the front, a large imprinted driveway leads to a spacious garage, which has a Somfy electric roller shutter door; there is also internal access to the house. Additional features include a recently installed Valiant combi boiler providing gas-fired central heating and UPVC double-glazed windows and doors throughout.

This exceptional property is a must-see, and viewing is highly recommended to fully appreciate the quality of accommodation on offer.

- ** Stunning four-bedroom detached house
- ** Modern gloss kitchen diner with various appliances to remain
- ** Huge rear and side garden with log cabin/bar
- ** Elegant lounge to the rear of the property
- ** Four double bedrooms
- ** Ground floor cloakroom, family bathroom, and en-suite shower room all finish to a high standard
- ** Recently installed a Valiant combination boiler
- ** Large garage with imprinted concrete driveway
- ** Dining room
- ** Must be seen

Hallway



Composite entrance door to the front elevation with obscured double-glazed insets giving access to a spacious hallway which has a coved and flat plastered ceiling with inset spotlights, radiator, spindled staircase to the first floor accommodation, doors off to the accommodation, and wood flooring.

Cloakroom



Flat plastered ceiling, obscured UPVC double-glazed window to the side elevation, radiator, wood flooring, modern two-piece white suite comprising close-level handle wc, pedestal wash hand basin with chrome taps, and tiling to splashback areas.

Lounge 19'4 x 12'6 (5.89m x 3.81m)



Excellent-sized lounge located to the rear of the property,

which has a coved flat plastered ceiling, UPVC double-glazed French doors to the rear elevation giving access to the garden with UPVC double-glazed windows on either side, feature wallpaper decoration to one wall with a fireplace, two radiators, and carpet.

Dining Room 13'3 x 9'1 (4.04m x 2.77m)



Another spacious room with a coved flat plastered ceiling, UPVC double-glazed window to the front elevation, radiator, feature wallpaper decoration to one wall, and wood flooring.

Kitchen/Diner 19'5 x 9'9 (5.92m x 2.97m)



A truly stunning modern and contemporary room which has a flat plastered ceiling with inset spotlights, UPVC double glazed French style doors giving access to the garden, feature vertical radiator, modern gloss units at base and eye level with matching drawers with square edge quartz work surface over with a complimentary upstand, inset one and a quarter sink with chrome mixer taps, five ring AEG induction hob with separate AEG oven and grill plus microwave, wine cooler, built in dishwasher, fridge freezer and washing machine, one of the cupboards also houses a Valiant boiler, tiling to floor

First Floor Landing



Coved flat plastered ceiling with inset spotlights, obscured UPVC double-glazed window to the side elevation, doors off to the accommodation and airing cupboard, and carpet.

Bedroom One 14 x 12'6 (4.27m x 3.81m)



Excellent-sized double bedroom with a coved flat plastered ceiling and inset spotlights, UPVC double-glazed window to the rear elevation, feature wallpaper decoration to one wall, radiator and carpet, door to en-suite shower room

En-Suite Shower Room



Coved flat plastered ceiling with inset spotlights, obscured UPVC double-glazed window to the side elevation, chrome heated towel rail, tiling to splashback areas and to floor, modern three-piece white shower suite comprising push

flush wc, sink with chrome mixer taps inset into a white gloss vanity unit, shower enclosure with glass shower screen and glass door, wall-mounted shower.

Bedroom Two 12'11 x 10'4 (3.94m x 3.15m)



A good-sized double bedroom with a coved flat plastered ceiling with inset spotlights, UPVC double-glazed window to the front elevation, radiator, and carpet.

Bedroom Three 13'9 max x 9'4 (4.19m max x 2.84m)



A further good-sized double bedroom with a coved flat plastered ceiling with inset spotlights, UPVC double-glazed window to the front elevation, radiator, and carpet.

Bedroom Four 14 max x 9'10 (4.27m max x 3.00m)



Another good-sized double bedroom with a coved flat plastered ceiling and inset spotlights, UPVC double-glazed window to the rear elevation, radiator, and carpet.

Family Bathroom



A modern and contemporary room with coved flat plastered ceiling with inset spotlights, obscured UPVC double glazed window to the side elevation, chrome heated towel rail, tiling to walls and to the floor, modern three piece white suite comprising of a push flush wc, bath with glass shower screen and chrome mixer taps, wall mounted chrome shower, large sink with chrome mixer taps set into a white gloss vanity unit.

Exterior



Rear Garden



Westerley facing, and with porcelain tiling paving, lawn, and railway sleepers, outside tap, power points, fencing, and two gates giving access to the front of the property

Side Garden



Southerley facing with porcelain tiles and further lawned area, railway sleepers to bedded area for plants etc.

Log Cabin



Excellent addition to the property and is currently used as a bar area with flat plastered ceiling with lighting, built-in speakers, large double-glazed bi-folding doors, base level units with bar area, and vinyl floor covering.

Front Garden



Large imprint concrete driveway, hedging to boundaries, and a step up to the entrance door, also leads to the garage.

Garage 16'8 x 12'8 (5.08m x 3.86m)



Electric Somfy door with power and light connected, door giving internal access to the property.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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