

facebook.com/richardpoyntzandco

@RichardPoyntz

@richardpoyntz



RICHARD
POYNTZ



**5, Limburg Road
Canvey Island, SS8 0QH
£499,950**



Tel No: 01268 699 599 | Fax: 01268 699 080 | james@richardpoyntz.com
Registered Office: Richard Poyntz and 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 | VAT No. 731 4287 45
Richard Poyntz & Co (Partnership) is an introducer appointed representative of Stonebridge Mortgage Solutions Ltd for mortgage and insurance introductions.
Stonebridge Mortgage Solutions Ltd is authorised and regulated by the Financial Conduct Authority.



A truly outstanding four/five bedroom character style detached family home ideally located to provide good access to and from the Island with Morrisons Supermarket and an array of further shops all located close by. The property offers contemporary open plan living to the lounge/diner and stunning kitchen with feature bi-fold doors across the width of the property at the rear and leading onto good-sized landscaped gardens. Additional features include four bedrooms located over two floors with an optional ground-floor fifth bedroom/office, With a ground-floor family bathroom with feature sunken bath and a first-floor shower room. In addition, externally there is a garage with a utility room to the rear and additional off-street parking to the front as required, without question a property we feel does require a full internal inspection to appreciate all that it has to offer.

** Stunning Four/Five Bedroom character style detached family home presented to a high standard throughout and ideally located to provide good access to and from the Island with local supermarkets and an array of shops all located close by

** Offering contemporary open plan living to the lounge/diner and kitchen areas with feature bi-fold doors across the rear of the width of the property

** Stunning integrated kitchen

** The main Four Bedrooms are located over two floors with the optional ground floor fifth bedroom/office

** Ground floor bathroom with feature sunken bath

** First-floor Shower Room

** Good-sized patio and lawned rear gardens

** Garage plus utility

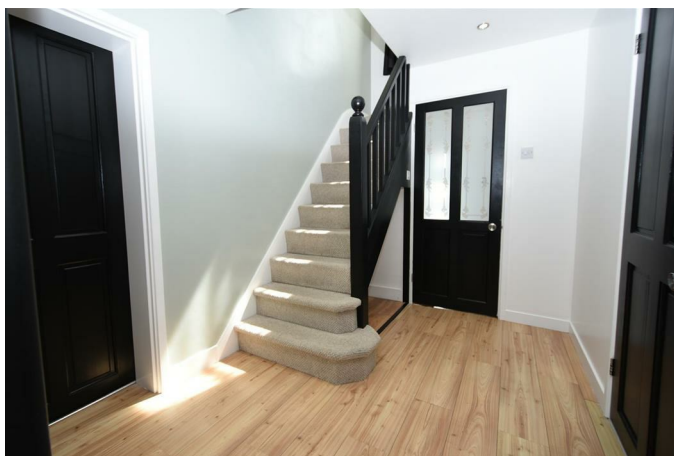
** Additional off street parking to front

** Viewing strongly recommended

Porch

The property is approached via a composite central entrance door with an obscured double-glazed panel leading to the entrance porch with tiled floor, cupboard housing central heating boiler (which we are advised was newly installed in 2023), further part glazed door leading to the hall

Hall



Stairs connecting to the first-floor accommodation, power points, flat plastered ceiling with down lights, vertical radiator, UPVC door providing access to the enclosed sideways, and further doors leading to the accommodation.

Lounge/Diner 22'4 x 13'8 (6.81m x 4.17m)



A superb-sized and lovely room with feature double glazed bi-fold doors with fitted blinds across the entire width of the property, laminate wood flooring, three vertical radiators, tv and power points, flat plastered ceiling, dimmer wall lights, fitted media unit with fireplace below, ample space for table and chairs as required, open planned leading to the kitchen area.



Kitchen 13'9 x 9'5 (4.19m x 2.87m)



Double glazed bi-fold doors continued, granite work surfaces to three sides incorporating drainer and sink unit with Insinkerator waste disposal unit, extensively fitted white gloss units at base and eye level, fitted induction hob with extractor over, adjacent oven with further

combination oven over, integrated large fridge and freezer, integrated dishwasher, flat plastered ceiling with down lighting, laminate wood flooring continued and various power points.



Ground Floor Bedroom One 12'6 x 10' (3.81m x 3.05m)



UPVC double glazed window to the front, radiator, power points, tv point, flat plastered ceiling.



Study/Optional Bedroom Five 9'5 x 7'5 (2.87m x 2.26m)



Double glazed window to the side, two radiators, tv and power points, flat plastered ceiling, access to meters.

Ground Floor Bathroom



Stunning ground floor bathroom with obscured double glazed window to the front, suite comprising of a sunken bath with wall mounted sink inset to vanity unit below, low-level push flush wc, chrome heated towel rail, ceramic tiling to the walls and floor, flat plastered ceiling with down lighting, further radiator, extractor.

First Floor Landing



Large double-glazed window to the front, vertical radiator, flat plastered ceiling with down lighting, panelled doors leading to accommodation.

Bedroom Two 14'8 x 7'6 plus door recess (4.47m x 2.29m plus door recess)



UPVC double glazed window to the rear, radiator, dado rail, power points, access to loft via hatch.

Bedroom Three 10'10 x 7'6 (3.30m x 2.29m)



UPVC double-glazed window to the rear, radiator, dado rail, power points.

Bedroom Four 10'6 x 7'8 (3.20m x 2.34m)



UPVC double-glazed to the rear, dado rail, power points, radiator.

First Floor Shower Room



Obscured double-glazed window to the side, chrome heated towel rail and separate radiator, suite comprising low level push flush wc, wall mounted wash hand basin, fully tiled shower with screening, down lighting and extractor.

Exterior

Enclosed Sideway

Which is located off of the main hall, tiled floor and lighting, door to the front and the rear providing access and door leading to the garage.

Garage 16'4 x 7'9 (4.98m x 2.36m)

Power and light connected, power roller door, twin butler sink with hot and cold water connected, worksurfaces and work units at base and eye level, door leading to utility.

Utility Room (to the rear of the garage) 8'4 x 7'9 (2.54m x 2.36m)



Worksurfaces with plumbing and space for washing machine and tumble dryer below, housing for fridge freezer, obscured double glazed window to the rear, power points.

Rear Garden



Landscaped rear gardens with large tiled patio to one side and pathways, raised flower beds to one side, a section of artificial lawned garden with the main garden being laid to lawn, an enclosed area ideal for hot tub or dining area, access back to the enclosed sideway, further storage to the adjacent side of the property and various external lighting.



Front Garden

Being mainly brick block providing off-street parking for several cars with lawned area and established tree.



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.
Made with Metropix ©2024

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	

Misrepresentation Act 1967: These details are prepared as a general guide only, and should not be relied upon as a basis to enter a legal contract or commit expenditure. And any interested party should rely solely on their own Surveyor, Solicitor/Conveyancer or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the Agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by the Agent or any member of Staff, as only a specific written confirmation can be provided. The Agent will not be responsible for any loss other than what specific written confirmation has been requested.

Property Misdescription Act 1991 The Agent has not tested any apparatus, equipment, fixture, fittings or services and so does not verify they are in working order, fit for purpose, or within ownership of the sellers, therefore the buyer must assume the information is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property. A buyer must assume the information is incorrect until it has been verified by their own Solicitors/Conveyancers. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph or plans for the property. Photographs of the interior of the property are given purely to give an indication of décor/style etc., and does not imply that any furniture/fittings etc., are included. A fixtures & fittings list will be provided by the Solicitors/Conveyancers in due course. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts