

Ist Call

SALES AND LETTINGS



Poynings Avenue, Southend-On-Sea, SS2 4RS

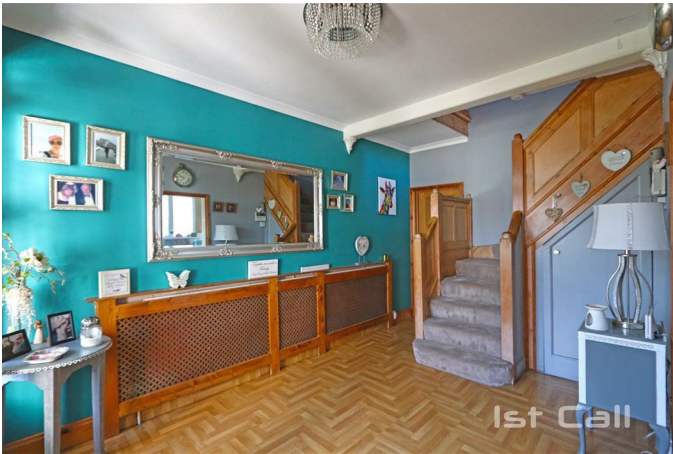
£695,000

A rare opportunity to acquire this extremely spacious four bedroom semi detached family home situated on a double width plot and offering attached two bedroom annexe accommodation which can be accessed via the main residence or via its own street entrance making for very versatile accommodation suiting a variety of uses. Situated within the heart of the ever popular Wick Estate and close to a selection of good local schools the main property is accessed via a charming spacious entrance hall offering access to the beautiful 19'3 rear lounge overlooking the established rear garden whilst there is also a great sized dining room and modern fitted kitchen to the ground floor. Upstairs are four good sized bedrooms with an en suite to the master whilst the second bedroom also has access to a useful loft room. The annexe accommodation comprises of a spacious lounge, two bedrooms one of which is en suite as well as a separate W.C. With off street parking for several vehicles as well as a garage for additional storage needs an internal viewing is the only way to truly appreciate this stunning home and all that it has to offer.

Accommodation Comprising

Part glazed front door providing access to enclosed storm porch with further part lead lite glazed front door to...

Large Entrance Hall 14' x 8'11 (4.27m x 2.72m)



Staircase to first floor with understairs storage cupboard, radiator with decorative cover, laminate wood flooring, coved ceiling, doors off to...



Lounge 19'3 x 16'3 into bay (5.87m x 4.95m into bay)



Spacious living room with large double glazed bay window overlooking the rear garden, additional double glazed windows to side, feature fireplace

with marble surround and slate hearth, radiator, laminate wood flooring, dado rail, coved ceiling...



Kitchen 11'2 x 9'8 (3.40m x 2.95m)



Range of modern fitted base units with complementing working surfaces over, inset single drainer stainless steel sink unit, integrated gas hob with extractor hood over, separate integrated eye level double oven, space and plumbing for washing machine and dishwasher, space for fridge/ freezer, matching range of wall mounted units, radiator, double glazed window to side, smooth plastered coved ceiling, double glazed door to side...



Dining Room 16'5 into bay x 12'4 (5.00m into bay x 3.76m)

Lead lite double glazed bay window to front, original coloured lead lite window to side, two radiators, laminate wood flooring, picture rail, coved ceiling with ceiling rose, door to...

Annexe Accommodation

This accommodation can be accessed via the dining room or via its own street front door providing self contained accommodation if required...

Lounge 17'11 x 15'5 into bay (5.46m x 4.70m into bay)



Lead lite double glazed bay window to front, additional lead lite double glazed window to front, two radiators, double glazed door to side providing self contained entrance, smooth plastered ceiling, door to...



Bedroom 12'3 x 9'4 (3.73m x 2.84m)



Double glazed sliding patio doors to rear garden, radiator, smooth plastered ceiling, doors off to...

En Suite Shower Room 7'8 x 4'7 (2.34m x 1.40m)



Fully tiled with suite comprising large walk in shower cubicle, pedestal wash hand basin, low level W.C., heated towel rail, extractor fan, smooth plastered ceiling, obscure double glazed window to rear...

Inner Hallway

Double glazed door to garden, door to garage, smooth plastered ceiling, doors off to...

Separate W.C.

White low level W.C., wall mounted wash hand basin, tiled splashbacks, radiator, smooth plastered ceiling with inset extractor fan...

Bedroom 8' x 7'9 (2.44m x 2.36m)



Double glazed windows to side and rear, radiator, smooth plastered ceiling...

First Floor Landing

Picture rail, doors off to...

Main Bedroom 16'6 into bay x 12'7 (5.03m into bay x 3.84m)



Lead lite double glazed bay window to front, radiator, picture rail, door to...

En Suite 6'10 x 4'10 (2.08m x 1.47m)



White suite comprising panelled corner bath with mixer tap and shower attachment, pedestal wash hand basin, timber cladding to dado height, laminate

wood flooring, smooth plastered ceiling, obscure double glazed window to side...

Bedroom 2 11' x 11' (3.35m x 3.35m)



Lead lite double glazed window to front, radiator, built in storage cupboard, picture rail, staircase leading to...

Loft Room 14'4 x 13'1 (4.37m x 3.99m)



Large double glazed skylight window to rear, laminate wood flooring, access to eaves storage cupboard...

Bedroom 3 11'9 x 10'8 (3.58m x 3.25m)



Double glazed window to rear, radiator, built in storage cupboard, laminate wood flooring, picture rail, smooth plastered ceiling...

Bedroom 4 8'9 x 8'4 (2.67m x 2.54m)



Double glazed window to rear, radiator, laminate wood flooring, smooth plastered ceiling...

Shower Room 5'9 x 5'4 (1.75m x 1.63m)

Suite comprising enclosed fully tiled shower cubicle, pedestal wash hand basin, low level W.C., built in cupboard housing gas boiler and hot water cylinder, wall mounted electric fan heater, two obscure double glazed windows to side...

Externally



Front Garden

Paved providing off street parking for several vehicles and providing access to...

Garage

With up and over door, shortened so cannot accommodate standard car but provides great storage space or potential for further expansion, door leading into annexe accommodation, power and light connected...

Rear Garden



Large rear garden approx. 50' in depth and on double width plot and comprising large patio area with covered seating area, remainder mostly laid to lawn with established flower/ shrub borders...



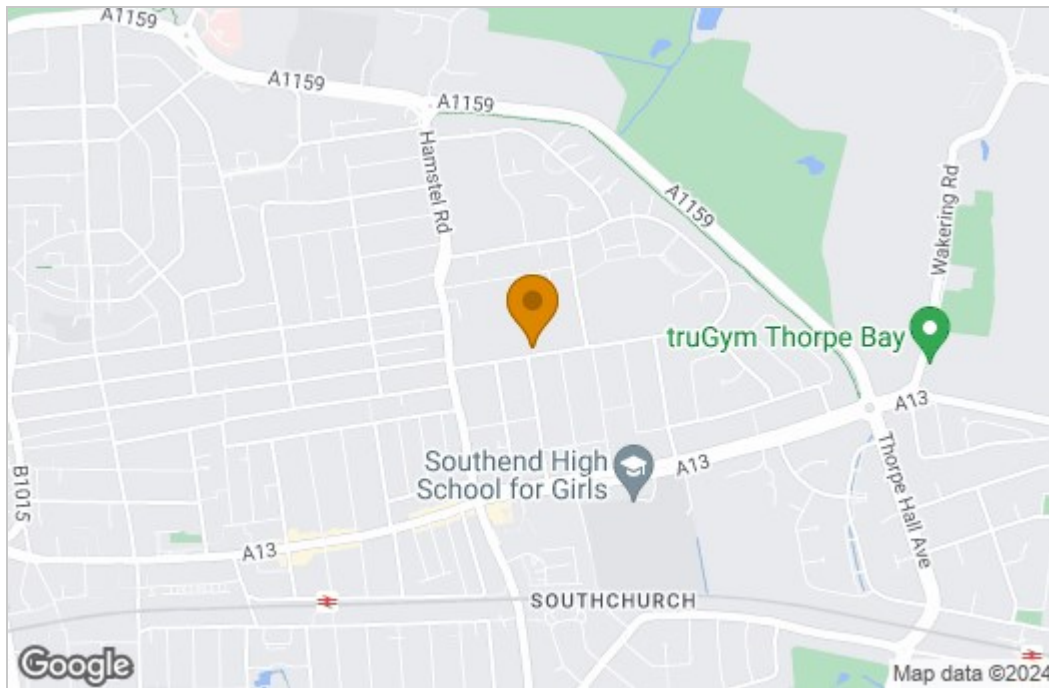
Floor Plan



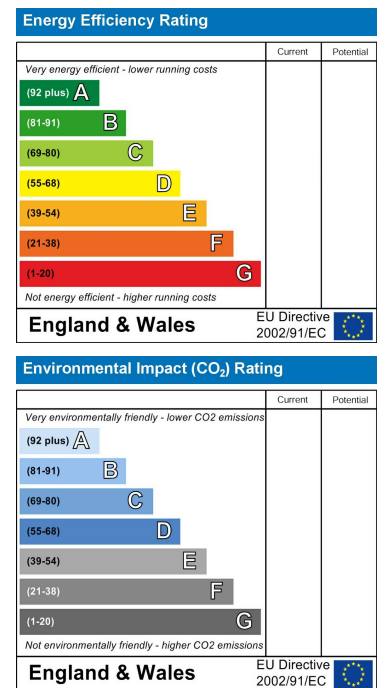
TOTAL FLOOR AREA : 2102 sq.ft. (195.3 sq.m.) approx.

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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Area Map



Energy Efficiency Graph



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