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- ** Must be seen
- ** Stunning Four Bedroom Detached House situated within a stone's throw of Canvey Island's Sea Front, close to Lubbins Park, Leigh Beck Junior and Infants School, plus Castlevew School,
- ** Larger than average Rear Garden
- ** Four well proportioned Bedrooms
- ** Stunning Kitchen/Diner
- ** Spacious Hallway
- ** Ground Floor Cloakroom
- ** Three-piece family Bathroom
- ** Excellent Lounge/Diner
- ** Gas-Fired Central Heating
- ** UPVC Double Glazed Windows and Doors throughout

Hall



Composite entrance door to front giving access to the spacious hallway with flat plastered ceiling, UPVC double-glazed window to front elevation, radiator, spindled staircase to the first floor accommodation, tiling to floor and coconut mat, doors off to ground floor accommodation.

Ground Floor Cloakroom



Flat plastered ceiling, obscure UPVC double-glazed window to rear elevation, radiator, modern two-piece white suite comprising push flush wc, sink with chrome mixer tap, tiling to splashback areas, tiling to floor.

Lounge/Diner 19'1 x 13'6 (5.82m x 4.11m)



Another excellent-sized room with dual aspect views, flat plastered ceiling, UPVC double-glazed window to front elevation, UPVC double-glazed sliding patio doors to rear elevation giving access to the garden, feature fire surround, picture rail, two radiators, attractive feature wallpaper decoration to one wall, wood flooring



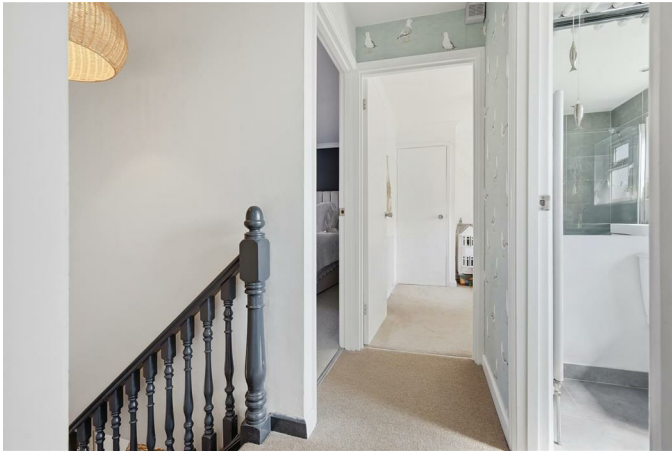


Kitchen/Diner 19'1 x 9'4 (5.82m x 2.84m)



Stunning room with flat plastered ceiling with inset spotlights, UPVC double-glazed window to the front elevation, UPVC double-glazed bi-folding doors to the rear giving access to the garden, radiator, modern units at base and eye level with matching drawers and chrome handles, square edge worksurfaces over, large oversized sink and drainer with chrome mixer taps, four ring electric hob with feature extractor over and oven under, feature tiling to splashback areas, plumbing for washing machine, space for upright fridge freezer, tiling to floor.

First Floor Landing



Spacious landing with flat plastered ceiling, loft hatch, doors off to the accommodation, feature wallpaper decoration to one wall, carpet.

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



Great size bedroom with coved flat plastered ceiling with inset spotlights, UPVC double glazed window to the front elevation, feature radiator, carpet



Bedroom Two 10'3 x 8'9 (3.12m x 2.67m)



Good-sized bedroom with coved flat plastered ceiling with inset spotlights, UPVC double-glazed window to the front elevation, radiator, mirrored wardrobes, and carpet.

Bedroom Three 9'8 x 8'9 (2.95m x 2.67m)



Coved flat plastered ceiling, UPVC double-glazed window to the rear elevation, radiator, built-in store cupboard, carpet.

Bedroom Four 9'1 into wardrobes x 8'9 (2.77m into wardrobes x 2.67m)



Coved flat plastered ceiling, UPVC double-glazed window to rear elevation, fitted wardrobes to one wall, radiator, carpet

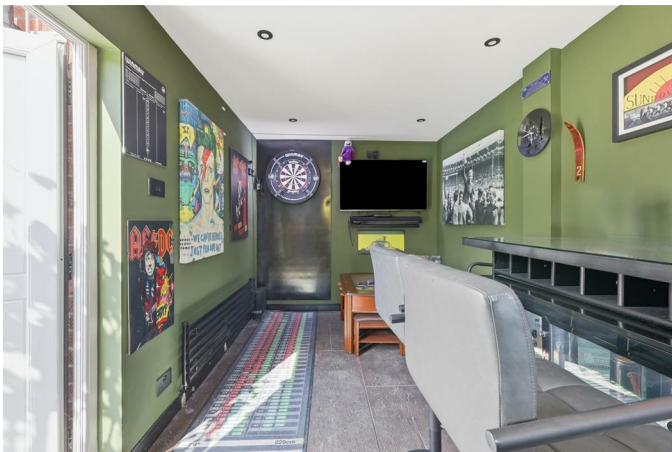
Bathroom



Flat plastered ceiling with inset spotlights, obscured UPVC double-glazed window to rear elevation, attractive modern tiling to walls, vinyl floor covering, heated towel rail, modern three-piece white suite comprising push flush wc, sink with chrome waterfall style mixer tap inset into a vanity unit, panelled bath with glass shower screen, chrome mixer taps with shower attachment.

Exterior

Bar 14'4 x 7'7 (4.37m x 2.31m)



This was originally part of the garage and is accessed via the garden with a flat plastered ceiling, UPVC door with double-glazed insets, UPVC double-glazed window, breakfast bar area, radiator, and tiling to the floor.

Front Garden



An imprinted concrete driveway providing off-street parking with complementary pathways, artificial lawn on either side of the path, a step up to the entrance door, and wrought iron railings.

Rear Garden



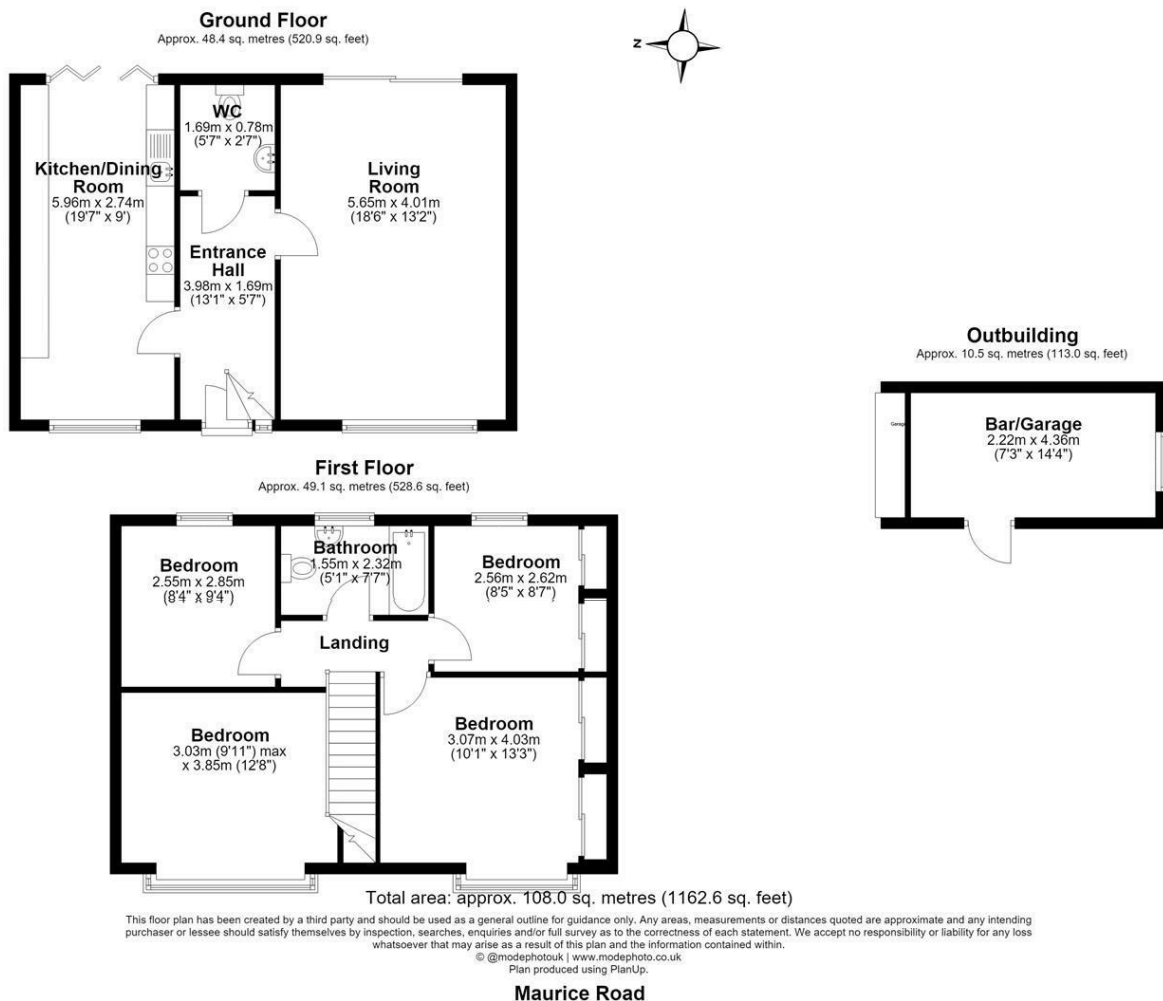
Larger than average with an imprint concrete pathway and patio area, remainder laid to lawn, bark bedded areas for plants, trees, and shrubs, various trees around the garden, fenced to boundaries, gate to the side.





Garage (Store area only)

Please note this is for limited storage only, with the remainder of the garage being the bar.



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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