



*27a Gafzelle Drive*



# 27a Gafzelle Drive Canvey Island SS8 7NB

£380,000



Richard Poyntz & Company have the pleasure of offering for sale this truly stunning deceptively spacious large three-bedroom detached house situated in the prominent location within Canvey Island and being a short distance to Canvey Island Sea Front, Leigh Beck Infant & Junior School and bus routes all being within easy reach as well. The property itself to the front has a large block paved driveway providing off-street parking, to the rear of the property is a low maintenance garden with artificial lawn, composite decking, pagoda with sun canopy. Internally there is a spacious hallway that gives access to a superb sized 'L' shaped lounge/diner which has a modern feel throughout and can easily accommodate a table and chairs, also off the hallway is a ground-floor cloakroom and also access to the stunning kitchen/breakfast room that has modern red gloss units at base and eye level and a white gloss island, off of here is a utility room/study which will be ideal if you work from home. To the first floor is a spacious landing with three well-proportioned bedrooms, bedroom one measures in excess of 22 feet and has an en-suite shower room, completing the upstairs accommodation is a huge three-piece family bathroom. The property also boasts UPVC double-glazed windows and doors throughout, a composite entrance door, and gas-fired central heating, viewing comes highly recommended to truly appreciate the standard of accommodation on offer along with the size of the property.



## Hallway

Composite entrance door to front with obscure double glazed insets giving access to a spacious hallway that has a coved flat plastered ceiling, radiator, stairs to first-floor accommodation with a small store cupboard under, door to kitchen, door to lounge/diner and door to cloakroom, wood flooring.

## Ground Floor Cloakroom

Textured ceiling, obscured UPVC double-glazed window to side, two piece white suite comprising of a lever handle close coupled wc, wall mounted corner sink with chrome taps and tiling to splashback, wood flooring.

## 'L' Shaped Lounge/Diner

24'2 x 16'9 maximum measurements (7.37m x 5.11m maximum measurements)

A superb sized 'L' shaped lounge/diner with coved flat plastered ceiling, UPVC double glazed window to the front and the side, two

radiators, feature wallpaper decoration across the width of one wall, tiled floor, door to kitchen/breakfast room, door to small store cupboard (ideal for shoes, etc).

## Kitchen/Breakfast Room

22'1 x 8'10 (6.73m x 2.69m)

Another truly stunning room which has coved flat plastered ceiling, inset spotlights, UPVC double glazed window to rear plus UPVC double glazed French doors to the rear giving access to the garden, door to the utility room, radiator, tiling to splashback areas, tiling to floor, modern red and white gloss units at base and eye level with matching drawers and an island, square edge worksurfaces over incorporating a butler style sink, worksurface also incorporating a drainer area, plumbing for washing machine, space for a range style cooker, wall mounted boiler.

## Utility Room/Study

4'4 x 4'4 (1.32m x 1.32m)

Has a flat plastered ceiling, radiator, and tiling to the floor.

### First Floor Landing

Coved flat plastered ceiling, UPVC double glazed window to side, radiator, carpet, doors to accommodation and airing cupboard.

### Bedroom One

22'11 x 9'6 (6.99m x 2.90m)

Superb-sized main bedroom which has coved flat plastered ceiling, loft hatch, UPVC double glazed window to rear, radiator, feature exposed wood floorboards to the floor, door to en-suite.

### En-Suite Shower Room

Coved flat plastered ceiling, obscured UPVC double glazed window to rear, feature exposed wood floorboards, three piece white shower suite comprising of a push flush wc, pedestal wash hand basin with chrome taps, tiling to splashback, double shower tray with glass sliding doors and glass screen, wall mounted chrome shower, attractive tiling to splashback within the shower, feature wood exposed floorboards to the floor.

### Bedroom Two

10'11 x 9'6 (3.33m x 2.90m)

Again a good-sized double bedroom, coved flat plastered ceiling, UPVC double glazed window to front, radiator, picture rail, feature exposed floorboards.

### Bedroom Three

7'11 x 6'9 (2.41m x 2.06m)

Again another good sized bedroom, coved flat plastered ceiling, UPVC double glazed window to front, radiator, carpet.

### Bathroom

15'7 x 6'10 (4.75m x 2.08m)

An excellent sized room which has a coved flat plastered ceiling, obscure UPVC double glazed window to the rear, radiator, modern three piece white suite comprising of a large sink inset into a pedestal style table, wc with high-level chain pull flush system, freestanding Claw feet bath with chrome mixer taps and shower attachment, feature fire surround, feature exposed wood floorboards.

### Exterior

#### Rear Garden

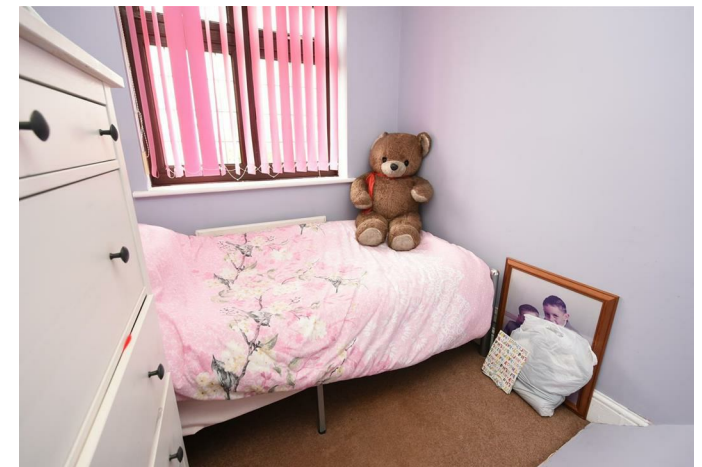
As previously mentioned this is a low maintenance rear garden that commences with a composite style decking, gazebo with sun canopy to remain, step down to artificial lawn, fenced to boundaries, gate to side, outside tap, and lighting.

#### Front Garden

To the front of the property you have a block paved driveway providing off-street parking, bedding areas with shrubs, fencing to some boundaries, and step up to the entrance door.

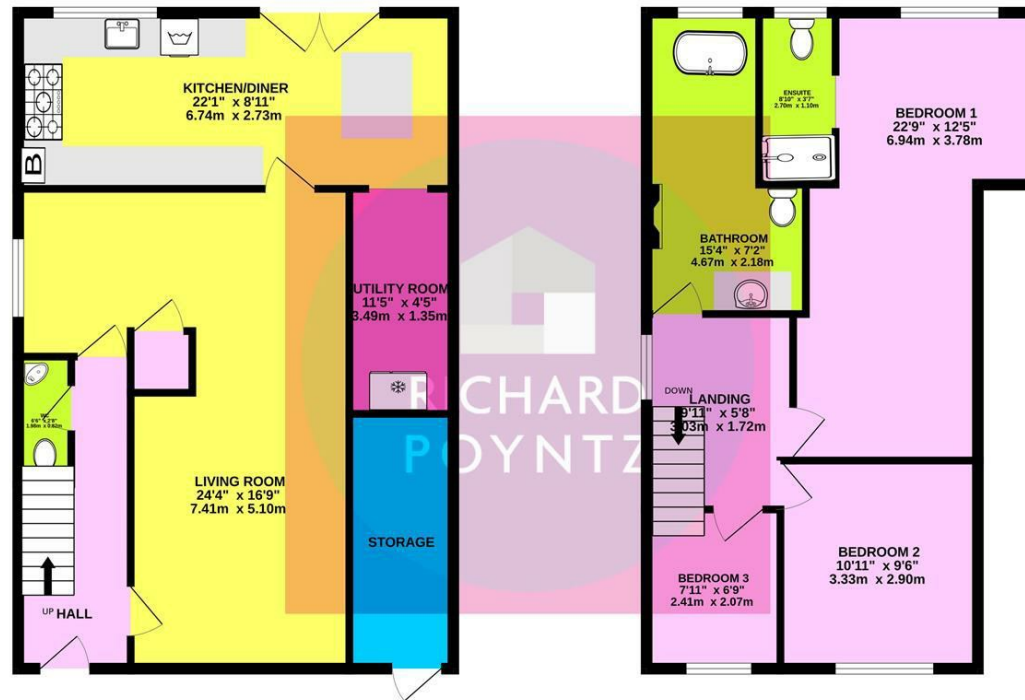
#### Store Area

Which has a door to the front of the property giving access to the store area.



GROUND FLOOR  
738 sq.ft. (68.5 sq.m.) approx.

1ST FLOOR  
586 sq.ft. (54.5 sq.m.) approx.



TOTAL FLOOR AREA: 1324 sq.ft. (123.0 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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