



3 *Sunningdale*



RICHARD
POYNTZ

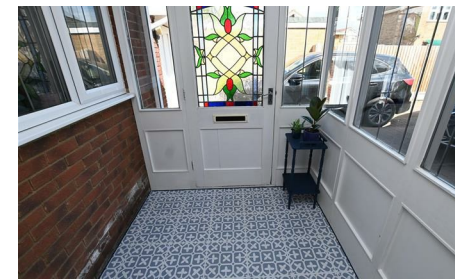
3 Sunningdale Canvey Island SS8 8DJ

£525,000



Richard Poyntz & Company are delighted to bring to the market this truly impressive four-bedroom detached family home, tucked away in a quiet cul-de-sac of just three other properties. Perfectly positioned close to Canvey's Town Centre, you'll find shops, schools, and excellent bus routes all within easy reach.

Upon arrival, a welcoming porch opens into a spacious hallway, leading to superbly proportioned living spaces, including a magnificent lounge/diner, an additional dining room, a modern cloakroom, and a well-equipped kitchen with an adjoining utility room. Upstairs offers four double bedrooms, with the master enjoying its own en-suite, plus a large four-piece family bathroom. Externally, the property benefits from a south-facing, larger-than-average garden, as well as a block-paved driveway and garage.



Front

Set within a small private road this well-presented detached house offers excellent kerb appeal with its bay-fronted design and part-rendered façade. The property features a block-paved driveway providing ample off-street parking, along with access to a detached garage. A welcoming entrance porch adds character and practicality, while gated side access leads to the rear garden

Porch

Half wood glass stained patterned door giving access to the porch with wood cladding to the ceiling, lead lite double-glazed windows to two aspects, tiling to the floor. UPVC double-glazed door with double-glazed patterned insets giving access to a spacious hallway.

Hall

A bright and inviting hallway with attractive wood flooring, wall-mounted radiator giving access to the main living areas, kitchen, and first-floor accommodation. The staircase rises neatly to the first floor.

Cloakroom

Flat plastered ceiling, obscure lead-lite double-glazed window to the rear, large store cupboard, heated chrome towel rail, attractive half tiling to the walls, modern two piece white suite comprising of push flush w/c, sink inset into white gloss vanity cupboard with chrome mixer taps and chrome handles to vanity cupboard, wood laminate flooring.

Lounge

26'1x17'1 max (7.95mx5.21m max)

A superb through lounge offering outstanding space and natural light and featuring a coved to flat plastered ceiling, UPVC double-glazed leaded window to the front, and UPVC double-glazed French-style doors with matching side panels opening onto the rear garden. The room is completed with three radiators and fitted carpet — an ideal space for both relaxing and entertaining.

Dining Room

15'8x11'6 (4.78mx3.51m)

A generously sized dining room that could equally serve as a playroom or even a fifth bedroom if required. Finished with a coved to flat plastered ceiling, UPVC double-glazed leaded windows to two elevations, radiator, and fitted carpet.

Kitchen

15'6x16'1 reducing to 7' (4.72mx4.90m reducing to 2.13m)
A spacious and well-appointed kitchen/breakfast room with coved to flat plastered ceiling incorporating spot lighting, and two UPVC double-glazed lead lite windows to the rear. The room is extensively fitted with a range of oak-style units at base and eye level, including two glass display cupboards and matching drawers with chrome handles. Rolled edge working surfaces incorporate a five-ring gas hob with extractor over, together with a waist-height double oven and grill, stainless steel 1¼ drainer sink with chrome mixer taps, plus a built-in dishwasher, fridge/freezer, Finished with attractive tiled flooring and two radiators, the room also provides ample space for a family dining table, with a panel door leading through to the utility room.

Utility Room

8'x6'4 (2.44mx1.93m)
Textured ceiling, half double-glazed lead lite door to the side with matching double-glazed window, tiling to the walls, plumbing for washing machine and space for further appliances, rolled edge working surface, tiling to the floor.

First Floor Landing

A good-sized through landing with doors to the accommodation, access to the loft (housing the water cylinder), airing cupboard with boiler, and double-glazed windows to both front and rear elevations.

Bedroom One

16'7x13'11max (5.05mx4.24mmax)
A generously sized main bedroom set to the rear, featuring a large window overlooking the garden, built-in wardrobes, a radiator, and access to an en-suite.

Ensuite

A beautifully presented modern en-suite, fitted with a large walk-in shower featuring black-framed glass screen and rainfall-style shower head. The walls are finished with striking marble-effect panelling, complemented by a contemporary vanity unit with inset wash basin and black mixer tap, along with matching black fittings and drawer handles. The suite also includes a concealed cistern WC and modern tiled flooring, creating a sleek and stylish finish.

Bedroom Two

13'11x9'2 (4.24mx2.79m)
Another generously sized double bedroom with coved and textured ceiling, two UPVC double-glazed leaded windows to the front elevation, radiator, and fitted carpet.

Bedroom Three

10'7x8'2 (3.23mx2.49m)
A further well-proportioned bedroom with coved to flat plastered ceiling, UPVC leaded double-glazed window to the rear elevation, radiator, and fitted carpet.

Bedroom Four

9'11x8'11 (3.02mx2.72m)
A further generously sized bedroom, finished with a coved and textured ceiling, UPVC leaded double-glazed window to the front elevation, radiator, and fitted carpet.

Bathroom

A well-planned family bathroom offering both a panelled bath with mixer taps and a separate shower enclosure, providing convenience for all the family. The suite includes a modern vanity wash hand basin with storage beneath, low-level WC, and complementary wall tiling. A large window allows for excellent natural light, while the neutral décor provides a bright and airy feel.

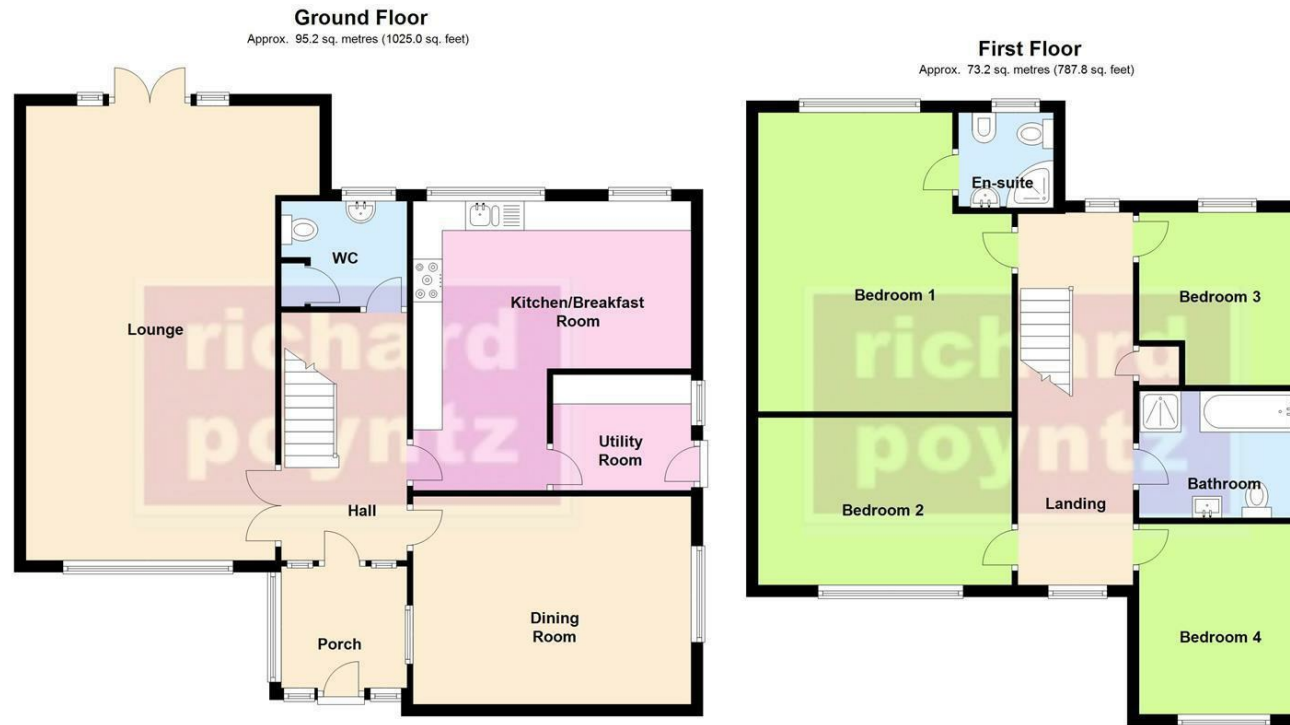
Rear Garden

The property sits on a wide, south-facing plot with a generously sized rear garden, offering a mix of lawn and patio with plenty of space for seating and outdoor use. The garden also benefits from access to the front, making it both practical and versatile.

Garage

Up and over door, power and light connected, UPVC double-glazed window and half UPVC double-glazed door giving access to the garden.





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