



17 Juliers Close



**RICHARD
POYNTZ**

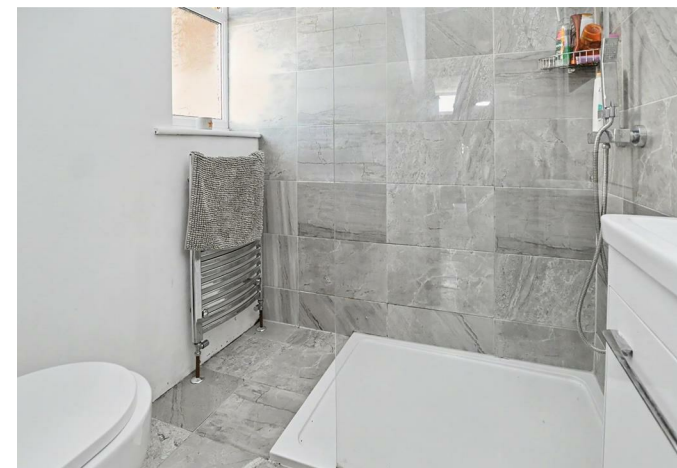
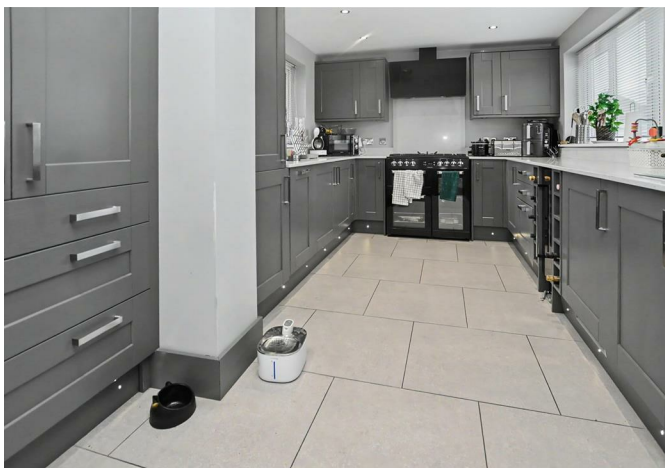
17 Juliers Close Canvey Island Essex SS8 7EP

Guide Price £400,000



***GUIDE PRICE £400,000 TO £425,000 ***Nestled in a tranquil cul-de-sac on Juliers Close, this stunning semi-detached house offers a perfect blend of space and modern living, making it an ideal family home. Located conveniently close to the picturesque Canvey Island seafront and the bustling town centre, residents will enjoy easy access to a variety of shops and bus routes. Families will appreciate the proximity to Lubbins Park Infants and Junior School, as well as Castleview Secondary School, ensuring quality education options for children. Upon entering, you are greeted by a spacious hallway that leads to a beautifully designed shower room. The expansive lounge diner is perfect for family gatherings and entertaining guests, while a large dining room offers the potential to be converted into a fifth bedroom with the addition of doors. The modern fitted kitchen breakfast room is equipped with various built-in appliances, making it a delightful space for culinary enthusiasts.

The first floor boasts a generous landing with an airing cupboard, leading to four well-proportioned bedrooms that provide ample space for relaxation. The family bathroom is a true highlight, featuring a stunning freestanding clawfoot bath, perfect for unwinding after a long day. Outside, the property features an impressive imprinted concrete driveway at the front, complete with an electric vehicle charger for added convenience. The rear garden is a lovely retreat, featuring a lawned area and a large imprinted concrete patio, ideal for outdoor entertaining or simply enjoying the sunshine. With UPVC double-glazed windows and doors, along with gas-fired central heating, this home is both energy-efficient and comfortable. Viewing is highly recommended to fully appreciate the charm and potential of this exceptional property.



Hall

Composite entrance door to the side, giving access to the hallway with a coved flat plastered ceiling, UPVC double glazed window to front elevation, radiator, part feature wood panelling to walls leading up the stair well, stairs to first floor accommodation, tiling to floor, doors off to the accommodation

Ground Floor Shower Room

Flat plastered ceiling, obscured UPVC double-glazed window to side elevation, attractive modern contemporary part tiling to walls, chrome heated towel rail, tiling to floor, stunning three-piece white showering suite comprising enclosed system push flush wc, sink with chrome mixer taps into vanity unit, large shower tray with glass screen and wall-mounted chrome shower.

Lounge/Diner

28'4 x 10'7 (8.64m x 3.23m)

A superb-sized lounge/diner with a coved flat plastered ceiling, UPVC double-glazed window to front elevation, two feature vertical radiators, a feature brick fireplace with log burner to remain, sliding door to the kitchen, an opening to the dining room, and wood flooring.

Dining Room

16'3 x 9'11 (4.95m x 3.02m)

This could be utilised as a fifth bedroom if doors were added between the lounge and this room, excellent sized room with a coved flat plastered ceiling, UPVC double-glazed window to side and rear elevations, UPVC French-style double-glazed doors giving access to the garden, radiator, and wood laminate flooring.

Kitchen/Breakfast Room

16'7 x 9'1 (5.05m x 2.77m)

An excellent-sized room with a flat plastered ceiling with inset spotlights, UPVC double glazed window to front and rear elevations, modern grey units at base and eye level with matching drawers, wine rack, quartz work surface over and matching upstand, inset one and a quarter sink with drainer, space for range style cooker with extractor over, built in dishwasher, washing machine and tumble dryer, tiling to floor.

First Floor Landing

A spacious landing with a flat plastered ceiling, loft access, doors leading to the accommodation, and a door to the airing cupboard with shelving, wood flooring.

Bedroom One

12'10 to wardrobes x 10'8 (3.91m to wardrobes x 3.25m)

An excellent size double bedroom with a flat plastered ceiling and inset spotlights, UPVC double glazed window to front elevation, radiator, range of 'L' shaped built-in wardrobes and fitted drawers, wood flooring

Bedroom Two

13'9 x 10'3 (4.19m x 3.12m)

A good-sized bedroom with a flat plastered ceiling, UPVC double-glazed window to front elevation, radiator, and wood flooring.

Bedroom Three

13'3 x 9'5 (4.04m x 2.87m)

A further good-sized double bedroom with a textured ceiling, UPVC double-glazed window to the rear elevation, radiator, and wood flooring

Bedroom Four

7'6 x 7'4 (2.29m x 2.24m)

Flat plastered ceiling, UPVC double-glazed window to rear elevation, feature vertical radiator, herringbone style flooring

Bathroom

A truly stunning room with flat plastered ceiling, obscured UPVC double-glazed window to the front elevation, heated towel rail, attractive part tiling to walls and tiled floor, stunning three-piece white suite comprising lever-handle WC, sink with chrome mixer taps inset into a vanity unit, freestanding claw-foot bath with chrome mixer tap and shower attachment.

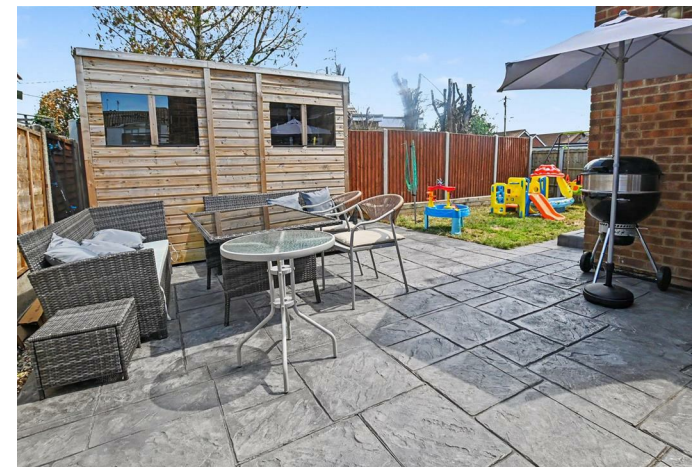
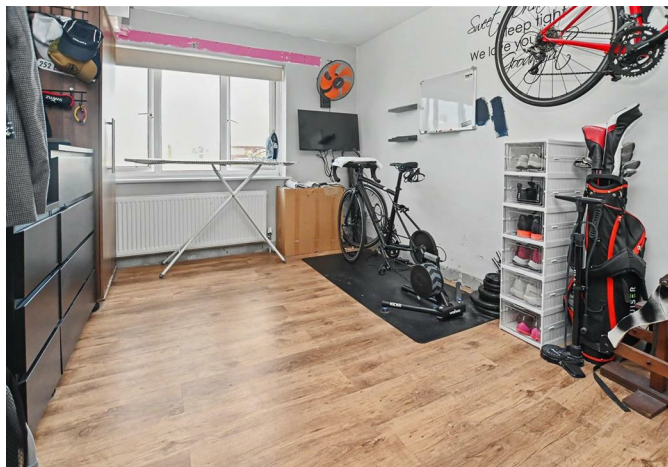
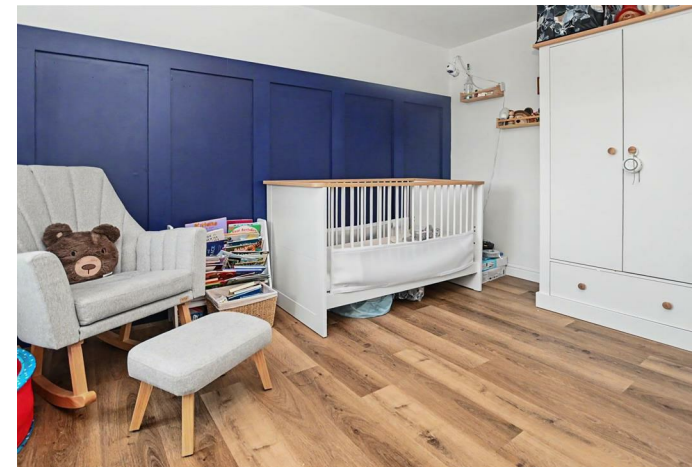
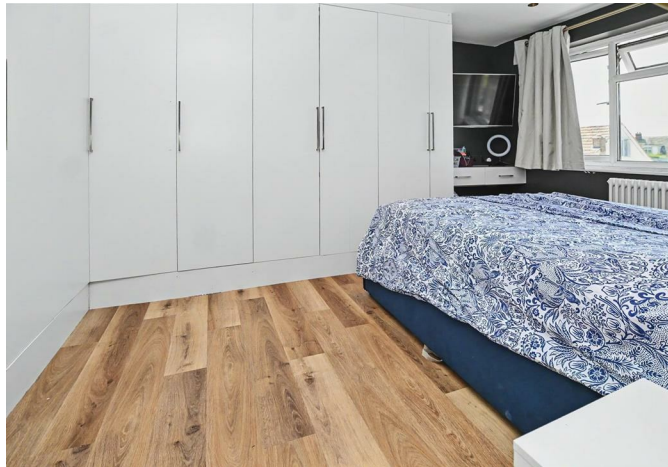
Exterior

Rear Garden

Imprinted concrete pathway and patio area ideal for table and chairs, remainder laid to lawn, fenced to boundaries, and a gate giving access to the front, outside power points.

Front Garden

Imprint concrete driveway providing off-street parking, outside EV charger, outside tap





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