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ASPIRE
ESTATE AGENTS

Magnolia Close, Canvey Island Asking price £500,000

Occupying an enviable position within a peaceful cul-de-sac just a short stroll from Thorney Bay Beach, this impressive four-bedroom family home sits on what is believed to be the largest plot within the development, offering not only fantastic space as it stands, but exceptional potential to extend and further enhance the property in the future.

The substantial corner plot provides generous space to both the side and rear, creating exciting possibilities for a significant extension, subject to the necessary planning consents. The property has also previously benefited from planning permission for a loft conversion, designed to create an impressive principal bedroom suite with walk-in wardrobe and bathroom, alongside a ground-floor rear extension. Although this permission has now lapsed, it demonstrates the considerable potential the home and plot have to offer.

The existing accommodation is already spacious and beautifully presented. A bright and welcoming lounge opens into a charming conservatory overlooking the garden, creating an excellent space for both everyday family life and entertaining.

At the heart of the home is the stylish open-plan kitchen/diner, finished with granite worktops, integrated appliances and generous dining space. A separate utility room and ground-floor WC add further practicality.

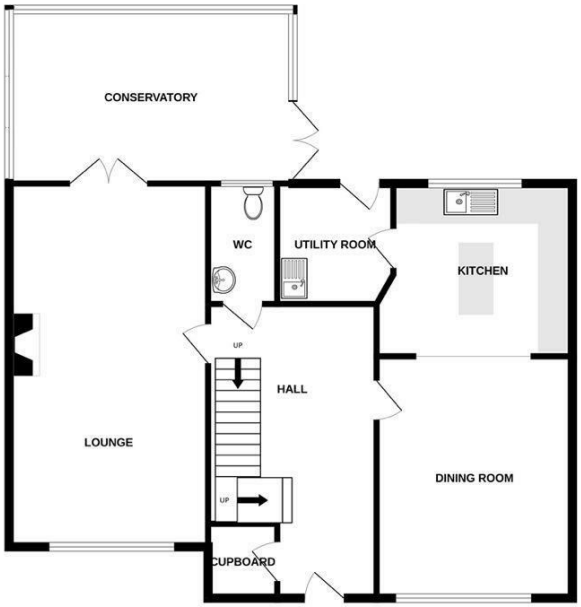
Upstairs, there are four well-proportioned bedrooms, with two benefiting from en-suite facilities and built-in wardrobes. Bedrooms three and four are currently combined to form one particularly generous room but could easily be returned to two separate bedrooms if required. A contemporary family bathroom completes the first-floor accommodation.

Externally, the size of the plot really sets this property apart. The expansive and private rear garden offers plenty of room for entertaining, family life and future development, while the additional side space further enhances the scope available. The garden currently features a fully equipped summer house used as a gym, a pergola with hot tub and generous areas for outdoor dining and relaxation.

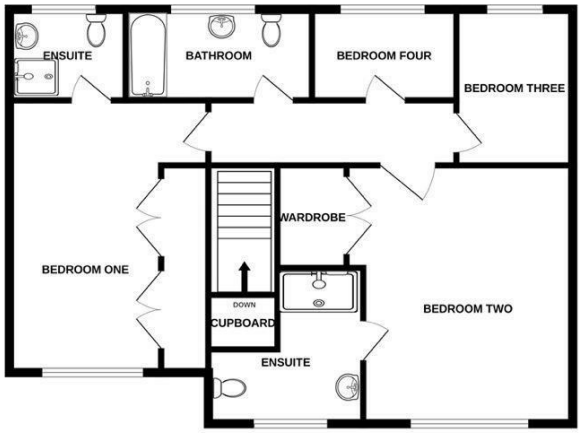
Further benefits include off-street parking and a garage, while the property's position places Thorney Bay Beach and local amenities within easy reach.

For buyers looking for a home they can enjoy immediately while retaining the opportunity to create something considerably larger in the future, this is an incredibly exciting proposition. A substantial corner plot, previous planning history and significant side, rear and loft potential combine to make this a home with enormous long-term possibilities.

GROUND FLOOR
1107 sq.ft. (102.8 sq.m.) approx.



1ST FLOOR
912 sq.ft. (84.7 sq.m.) approx.



TOTAL FLOOR AREA : 2018 sq.ft. (187.5 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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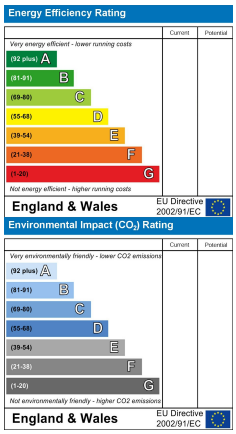

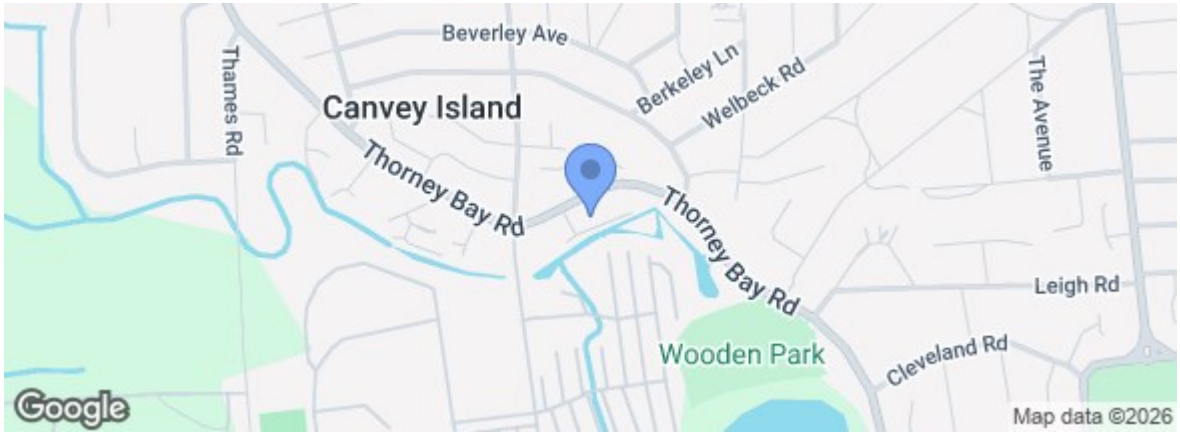

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