



6 Whiteways



**RICHARD
POYNTZ**

6 Whiteways Canvey Island SS8 7HJ

£450,000



Nestled in the charming area of Whiteways on Canvey Island, this exceptional four-bedroom detached family home offers a perfect blend of comfort and modern living. Ideally located in a seafront position while benefiting from a peaceful cul-de-sac and also a short distance to Lubbins Park School, this property has been meticulously maintained to a high standard throughout. Upon entering, you are welcomed by a spacious hallway with a superb through lounge, which boasts UPVC double-glazed French doors that open directly onto the rear garden, creating a seamless connection between indoor and outdoor spaces. The outstanding fitted kitchen/diner is a true highlight, featuring various integrated appliances and ample room for a six-seater table, making it an ideal space for family gatherings and entertaining guests. Additionally, the ground floor includes a separate utility room/second kitchen and a convenient cloakroom.

As you ascend to the first floor, you will find four well-proportioned bedrooms, providing plenty of space for family members or guests. The modern four-piece family bathroom, complete with a separate shower, adds to the home's appeal and functionality. Further enhancing this property is UPVC fascia and soffits, along with UPVC double-glazing throughout, ensuring energy efficiency and comfort. The southerly facing low-maintenance landscaped rear garden is perfect for enjoying sunny days, while the garage and off-street parking to the side offer practical solutions for your vehicles. This remarkable home is a rare find, and internal viewing is strongly recommended to fully appreciate all it has to offer. Do not miss the opportunity to make this splendid property your own.



Hallway
Central composite entrance door with obscure double-glazed panels leading to the spacious entrance hall. Obscure double-glazed window to the front, solid wood flooring, radiator plus cover, coved to flat plastered ceiling, stairs to the first floor accommodation with storage cupboard below. Oak doors off to the accommodation.

Cloakroom
Obscure double-glazed window to the rear elevation, modern suite comprising low-level wc, wash hand basin set to vanity unit below, ceramic tiled splashback, solid wood flooring continued, coved to flat plastered ceiling, feature wallpaper decoration to one wall.

Lounge
18'1 x 13'6 (5.51m x 4.11m)
Superb through room with Georgian UPVC double-glazed window to the front elevation and matching UPVC double-glazed Georgian style French doors and matching windows overlooking and providing

direct access onto the rear garden, TV and power points, feature wallpaper decoration to one wall, coved to flat plastered ceiling with down lighting.

Kitchen Diner
18'2 x 9'7 (5.54m x 2.92m)
Outstanding size room with UPVC double-glazed Georgian style window to the front and rear elevation, one radiator, square edge working surfaces to three sides with matching splash back with extensively fitted white gloss units at base and eye level with concealed down lighting and kick board lighting, 1¼ single drainer stainless steel inset sink unit, integrated fridge and dishwasher, five ring stainless steel hob with matching stainless steel extractor and canopy over, adjacent matching double oven, wood flooring continued, wall mounted concealed boiler, power points, coved to flat plastered ceiling with down lighting. Ample space for six six-seater table and chairs.

Utility Room / 2nd Kitchen

13'3 x 6'2 (4.04m x 1.88m)

UPVC double-glazed Georgian style window to the front and half UPVC double-glazed Georgian style door and matching window overlooking and providing additional access to the rear garden, radiator, solid wood flooring continued, A range of rolled edge working surfaces with light wood finished units at base and eye level, space for fridge/freezer, plumbing and space for washing machine and tumble drier, coved to flat plastered ceiling with down lighting, power points.

First Floor Landing

UPVC double-glazed Georgian style window to the rear, power points, coved to flat plastered ceiling, access to loft via hatch, oak door to airing cupboard housing hot water tank and shelving and further oak doors off to the accommodation.

Bedroom One

13'7 x 9'8 (4.14m x 2.95m)

UPVC double-glazed Georgian style window to the front elevation, radiator, power points, coved to flat plastered ceiling with down lighting.

Bedroom Two

9'8 x 9 (2.95m x 2.74m)

UPVC double-glazed Georgian style window to the front elevation, radiator, power point, fitted wardrobes with top boxes ,coved to flat plastered ceiling with down lighting.

Bedroom Three

10'2 x 8'2 (3.10m x 2.49m)

UPVC double-glazed Georgian style window to the side elevation, radiator, power point, built-in sliding mirrored wardrobes to one wall, coved to flat plastered ceiling with down lighting.

Bedroom Four

9'8 x 8'5 (2.95m x 2.57m)

UPVC double-glazed Georgian style window to the side elevation, coved to flat plastered ceiling with down lighting, power points.

Bathroom

Superb modern bathroom with a feature obscure double-glazed window to the front elevation with suite comprising of panelled bath with shower mixer taps, low level w/c, large wash hand basin inset to vanity unit below, fully tiled shower with wall mounted shower, chrome heated towel rail, complimentary ceramic tiling to the balance of walls and floor, flat plastered ceiling with down lighting.

Rear Garden

As mentioned previously, the property benefits from a Southerly facing rear garden commencing with a large paved patio area to one side and matching pathways, an Astro turf garden with raised shingled borders, a built-in barbecue, external light and tap, a side pathway, and a gate providing access to the front.

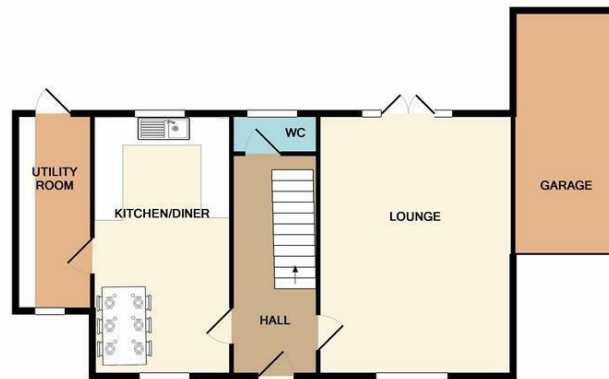
Front Garden

Being low maintenance with slate chippings and with a hard-standing area providing off-street parking, which leads to the garage

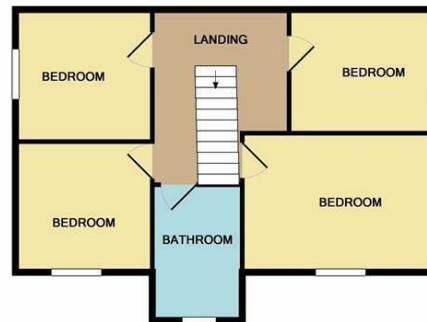
Garage

Up and over door, power and light connected with a further door giving access to the garden





GROUND FLOOR



1ST FLOOR

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