

36 Lappmark Road

RICHARD POYNTZ

36 Lappmark Road
Canvey Island
Essex
SS8 7SZ

£430,000

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An impressive double-fronted detached house presents a wonderful opportunity for families seeking a spacious and comfortable home. Boasting four well-proportioned bedrooms, this property is perfect for those who value space and flexibility.

Upon entering, you are greeted by a generous through lounge that offers a warm and inviting atmosphere, ideal for both relaxation and entertaining. The kitchen/diner is designed with practicality in mind, providing ample space for family meals and gatherings. The layout of the home ensures that every room is filled with natural light, creating a bright and airy feel throughout. There is aslo and ground floor Bathroom and a first floor Shower room.

One of the standout features of this property is the larger-than-average plot it occupies. The expansive rear garden offers plenty of room for outdoor activities, gardening, or simply enjoying the fresh air. Additionally, the property includes a garage and a carport, providing convenient parking options and extra storage space.

With no onward chain, this home is ready for you to move in and make it your own. Whether you are a growing family or looking for a peaceful retreat, this four-bedroom detached house on Lappmark Road is a fantastic choice. Don't miss the chance to view this exceptional property and envision the possibilities it holds for your future.











Hall
The property is approached via a central wooden entrance door with an obscured bevelled glazed panel leading to the entrance hall with obscure double-glazed windows to either side, a dado rail, a radiator, stairs connecting to the first floor, a panelled door leading to understairs storage, with further panelled doors leading to the accommodation

Kitchen/Diner
21'8 x 9'8 (6.60m x 2.95m)
UPVC double-glazed windows to the front and rear elevations, one radiator, one and a half sink unit inset to a range of rolled edge worksurfaces to three sides, oak fronted units at base and eye level, inset hob with fitted extractor and canopy over, a double oven below, plumbing and space for washing machine, space for fridge, wall mounted Baxi boiler, tiled splashbacks, power points, coved and flat plastered ceiling with downlighting to the kitchen area, ample space for a six to eight seater dining room table and chairs.

Lounge
21'9 x 11'6 (6.63m x 3.51m)
UPVC window to the front and rear elevations, two radiators, TV and power point, textured and coved ceiling, mock brick feature fireplace with display shelving and electric fire, provision for wall light.

Ground Floor Bathroom
UPVC double-glazed obscure double-glazed window to the rear elevation, modern white suite comprising low-level push flush wc, wash hand basin inset to vanity unit below, panelled bath with electric fitted shower over with folding screen, chrome heated towel rail, ceramic tiling to the balance of the walls and floor.

First Floor Landing
Textured and coved with dado rail, power points, door to airing cupboard housing hot water cylinder and shelving, panelled doors leading to the accommodation.

Bedroom One
13'10 x 10'4 (4.22m x 3.15m)
UPVC double glazed window to the front elevation, radiator, textured and coved ceiling, power points.

Bedroom Two
11'7 x 10'4 (3.53m x 3.15m)
UPVC double-glazed window to the front elevation, radiator, power points, textured and coved ceiling, access to loft via hatch, fitted wardrobe cupboard.

Bedroom Three
10'6 x 9' (3.20m x 2.74m)
UPVC double-glazed window to the rear elevation, radiator, power points, textured and coved ceiling, range of fitted wardrobes to one wall.

Bedroom Four
9'1 x 9'1 (2.77m x 2.77m)
UPVC double-glazed window to the rear elevation, radiator, power points, textured and coved ceiling, range of fitted wardrobes to one wall.

Shower Room
Modern white shower room with suite comprising of low level push flush wc, wash hand basin inset to a vanity unit below, fully tiled shower with screening, complementary ceramic tiling to the balance of walls and floor,, radiator, textured and coved ceiling, UPVC obscured double glazed window to the rear elevation.

Exterior

Rear Garden
The property benefits from a much larger than average lawned rear garden with patio area and external kitchen which is enclosed to the roof (in need of refurbishment), external lighting and power, side pathway and gate providing access to the front.

Carport
With twin wrought iron gates to the front.

Garage
Single-sized garage with power and light connected, personal door to the side, and an up-and-over door leading to the front.

Front Garden
Being mainly laid to lawn with fencing to the boundaries and concrete off-street parking for one to two vehicles.













GROUND FLOOR



1ST FLOOR



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