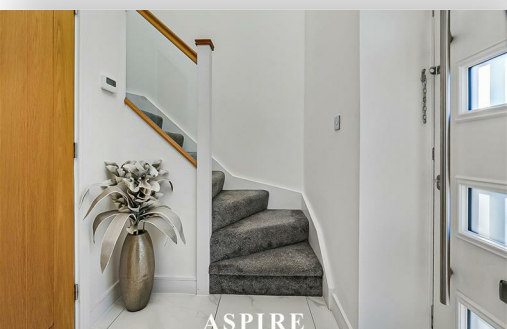


*To arrange a viewing contact us  
today on 01268 777400*



## Wittem Road, Canvey Island £375,000

Aspire are pleased to present this exceptional two bedroom detached house, ideally located on Wittem Road, Canvey Island. Constructed in 2023, this modern home boasts striking curb appeal and has been finished to an impeccable standard throughout, offering a true turnkey opportunity for discerning buyers.

From the outset, the property impresses with its attractive frontage and off-street parking. Internally, the home is flooded with natural light, enhancing the sense of space and highlighting the beautiful finishes found in every room. The layout has been thoughtfully designed to suit modern living, creating a welcoming and practical environment that feels both stylish and comfortable.

The accommodation includes two well-proportioned bedrooms and a contemporary bathroom, all presented in excellent condition. Every aspect of the home reflects the care and attention taken during construction, with high-quality materials and fittings evident throughout.

Externally, the property continues to impress with its low-maintenance outdoor space, ideal for relaxing or entertaining. Further benefits include over seven years remaining on the build warranty, providing peace of mind for years to come.

This stunning home would be perfectly suited to first-time buyers, downsizers, or anyone seeking a modern detached property in a convenient Canvey Island location. Early viewing is highly recommended to fully appreciate the quality and finish on offer.

Entrance Hall

8'7" x 5'10"

(2.62m x 1.78m)

Downstairs W/C

5'0" x 2'9"

(1.52m x 0.84m)

Lounge / Kitchen / Diner

19'10" x 18'2"

(6.05m x 5.54m)

Bedroom One

12'4" x 9'3"

(3.76m x 2.82m)

Bedroom Two

9'3" x 7'4"

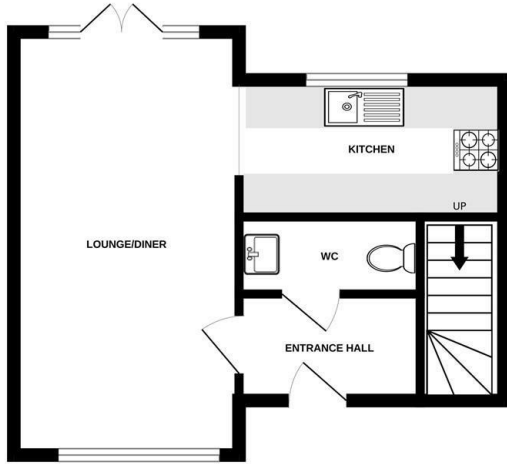
(2.82m x 2.24m)

Shower Room

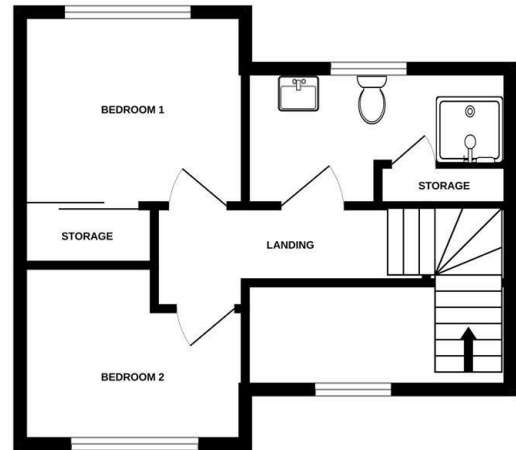
8'6" x 7'3"

(2.59m x 2.21m)

GROUND FLOOR  
338 sq.ft. (31.4 sq.m.) approx.



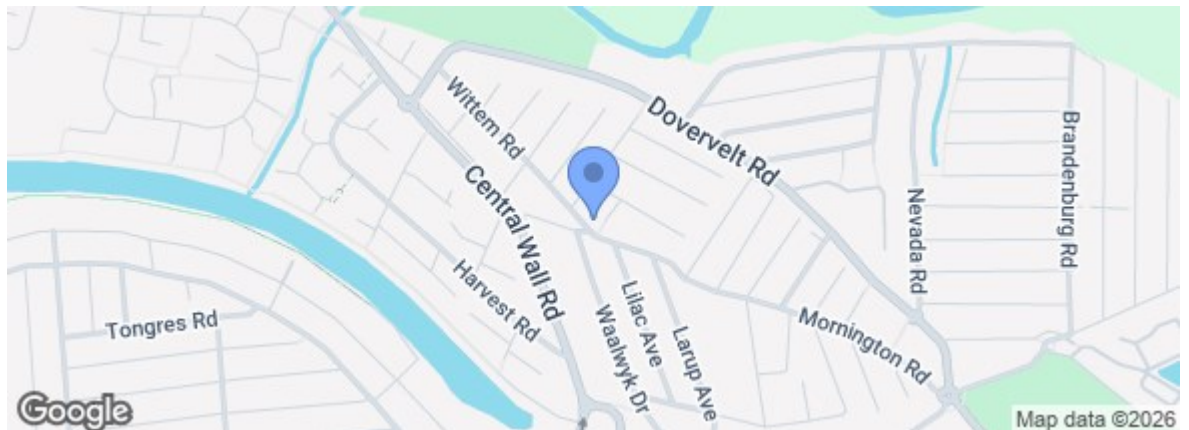
1ST FLOOR  
342 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA : 680 sq.ft. (63.2 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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| Energy Efficiency Rating                                        |                   |
|-----------------------------------------------------------------|-------------------|
|                                                                 | Current Potential |
| Very energy efficient - lower running costs                     |                   |
| (92 plus) <b>A</b>                                              | <b>90 90</b>      |
| (81-91) <b>B</b>                                                |                   |
| (69-80) <b>C</b>                                                |                   |
| (55-68) <b>D</b>                                                |                   |
| (39-54) <b>E</b>                                                |                   |
| (21-38) <b>F</b>                                                |                   |
| (1-20) <b>G</b>                                                 |                   |
| Not energy efficient - higher running costs                     |                   |
| England & Wales EU Directive 2002/91/EC                         |                   |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |                   |
|                                                                 | Current Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                   |
| (92 plus) <b>A</b>                                              |                   |
| (81-91) <b>B</b>                                                |                   |
| (69-80) <b>C</b>                                                |                   |
| (55-68) <b>D</b>                                                |                   |
| (39-54) <b>E</b>                                                |                   |
| (21-38) <b>F</b>                                                |                   |
| (1-20) <b>G</b>                                                 |                   |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                   |
| England & Wales EU Directive 2002/91/EC                         |                   |



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.