



4 Zider Pass



**RICHARD
POYNTZ**

4 Zider Pass Canvey Island Essex SS8 7QJ

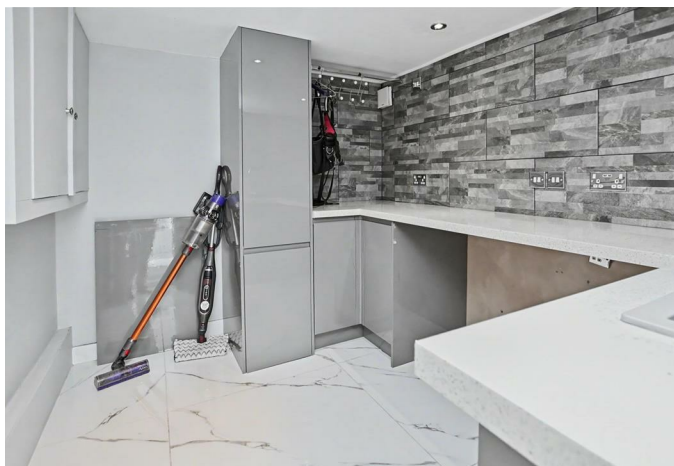
£450,000



Nestled in the desirable location of Zider Pass on Canvey Island, this spacious four-bedroom detached bungalow offers a perfect blend of comfort and modern living. Just a short stroll from the picturesque Canvey seafront and conveniently close to Leigh Beck Junior and Infants School, this property is ideally situated for families and those seeking a vibrant community atmosphere.

Upon entering, you are greeted by a generous hallway that leads to the heart of the home. The expansive lounge provides a welcoming space for relaxation and entertainment, seamlessly connecting to a stunning orangery/dining room that bathes in natural light. This delightful area is perfect for family gatherings or enjoying a quiet meal while overlooking the beautifully maintained westerly-facing rear garden. The garden features low-maintenance astro turf and elegant porcelain tiled paving, complemented by a charming pergola, creating an inviting outdoor retreat. The bungalow boasts four well-proportioned bedrooms, with the master suite featuring a modern en suite bathroom for added convenience. A stylish family bathroom serves the remaining bedrooms, ensuring ample facilities for all. The property also includes a well-appointed kitchen, breakfast room, ideal for casual dining, and a utility room that enhances practicality. Also, the property has the added bonus of a loft room.

Externally, the property is complemented by a large resin driveway, providing off-street parking for multiple vehicles, complete with an electric vehicle charging point. With gas-fired central heating and double-glazed windows and doors throughout, this home is both energy-efficient and comfortable.



Hallway

Composite entrance door to front with obscured double-glazed insets giving access to a spacious hallway, flat plastered ceiling, loft with ladder, which is the access to the loft room, radiator, tiled flooring, door off to the accommodation, and an airing cupboard which houses a hot water cylinder.

Lounge

17' 7" x 11' 7" (5.18m x 3.53m)

Step effect flat plastered ceiling with lighting, radiator, opening to dining room/orangery, tiled flooring.

Dining Room/Orangery

17' 6" x 11' (5.33m x 3.35m)

Flat plastered ceiling with lantern roof window, two double-glazed bi-folding doors to rear and side elevations, electric fire, tiled flooring, door to the utility room

Utility Room

9' 2" x 7' 7" (2.79m x 2.31m)

Flat plastered ceiling with inset spotlights, modern grey units at base and eye level with matching larder style cupboard, square edge worksurfaces over incorporating sink and drainer with chrome mixer taps, tiling to splashback, tiling to floor.

Kitchen/Breakfast Room

19' 5" x 10' (5.92m x 3.05m)

Excellent sized room with coved textured ceiling, loft access, UPVC double glazed window to rear elevation plus half UPVC double glazed door to rear giving access to the garden, radiator, built in cupboard, modern white units at base and eye level with matching drawers with worksurfaces over, complimentary breakfast bar, sink and drainer with chrome mixer taps, four ring electric hob with extractor over, and separate waist height over, space for large american style fridge freezer, tiling to floor and tiling to splash back areas.

Bedroom One

13'2 x 8'4 to wardrobes (4.01m x 2.54m to wardrobes)

Excellent-sized double bedroom which has a coved textured ceiling, UPVC double-glazed window to side elevation, a range of built-in wardrobes across the full width of one wall, radiator, door to en-suite shower room, carpet.

En-Suite Shower Room

Flat plastered ceiling, attractive tiling to walls and to the floor, heated towel rail, modern three-piece white showering suite comprising push flush wc, sink with chrome mixer taps into a vanity unit, shower enclosure with shower tray, glass shower screen and door, wall-mounted chrome shower.

Bedroom Two

11'8 x 10'9 (3.56m x 3.28m)

A further good-sized bedroom with flat plastered ceiling, UPVC double-glazed window to front elevation, radiator, carpet

Bedroom Three

10'8 x 9'8 (3.25m x 2.95m)

Coved textured ceiling, UPVC double-glazed window to front elevation, radiator, carpet.

Bedroom Four

12'6 x 7'10 (3.81m x 2.39m)

Flat plastered ceiling with Velux style window, built-in wardrobes across one wall, radiator, carpet

Bathroom

Flat plastered ceiling with inset spotlights, Obscured UPVC double-glazed window to front elevation, attractive modern tiling to walls and to floor, heated chrome towel rail, modern three-piece white suite comprising sink with chrome mixer taps into vanity unit, push flush wc, 'P' shaped jacuzzi style bath with glass shower screen, chrome taps, wall-mounted chrome shower, recessed area with shelving.

Loft Room

Flat plastered ceiling with Velux-style window and carpet.

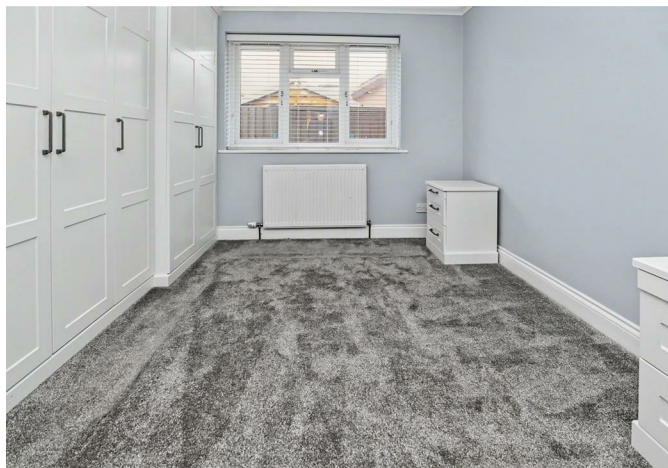
Exterior

Rear Garden

Commences with porcelain tiled paving around the pathway and patio area, with the remainder laid to artificial lawn, pagoda, fenced to boundaries, a gate giving access to the front of the property, and an outside tap.

Front Garden

Resin driveway providing off-street parking for several vehicles, brick wall and fencing to boundaries, electric vehicle charging point.





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.
Made with Metropix ©2004

Misrepresentation Act 1967: These details are prepared as a general guide only, and should not be relied upon as a basis to enter a legal contract or commit expenditure. And any interested party should rely solely on their own Surveyor, Solicitor/Conveyancer or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the Agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by the Agent or any member of Staff, as only a specific written confirmation can be provided. The Agent will not be responsible for any loss other than what specific written confirmation has been requested.

Property Misdescription Act 1991 The Agent has not tested any apparatus, equipment, fixture, fittings or services and so does not verify they are in working order, fit for purpose, or within ownership of the sellers, therefore the buyer must assume the information is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property. A buyer must assume the information is incorrect until it has been verified by their own Solicitors/Conveyancers. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph or plans for the property. Photographs of the interior of the property are given purely to give an indication of décor/style etc., and does not imply that any furniture/fittings etc., are included. A fixtures & fittings list will be provided by the Solicitors/Conveyancers in due course. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts



Tel No: 01268 699 599 | Fax: 01268 699 080 | Email: rp@richardpoyntz.com
Registered Office: Richard Poyntz & Company, 11 Knightswick Road, Canvey Island SS8 9PA

Partners: Richard P. Poyntz F.N.A.E.A., James R. Poyntz M.N.A.E.A., Anna L. Poyntz & Sara Poyntz • V.A.T No: 731 4287 45
 Richard Poyntz & Co (Partnership) is an introducer appointed representative of Stonebridge Mortgage Solutions Ltd for mortgage and insurance introductions.
 Stonebridge Mortgage Solutions Ltd is authorised and regulated by the Financial Conduct Authority.

