



23 Zider Pass



**RICHARD
POYNTZ**

23 Zider Pass Canvey Island SS8 7QJ

£440,000



Nestled in the charming area is this stunning four-bedroom home offers a delightful blend of comfort and space. Just a stone's throw from the seafront, this property is perfect for those who appreciate coastal living while enjoying the convenience of local amenities.

As you step inside, you will be greeted by deceptively spacious accommodation that is both inviting and practical. The house boasts two well-appointed reception rooms, providing ample space for relaxation and entertaining guests. The sun room is a particular highlight, allowing natural light to flood in and creating a warm, welcoming atmosphere.

The four generously sized bedrooms offer plenty of room for family or guests, ensuring everyone has their own private space. With two bathrooms, morning routines will be a breeze, making this home ideal for busy families or those who enjoy hosting.

Additionally, the property features a garden room & two garages, providing secure parking and extra storage options, which is a rare find in this area.

Whether you are looking to enjoy leisurely walks along the seafront or the vibrant community that Canvey Island has to offer, this property is a must-see. Don't miss the opportunity to make this beautiful house your new home.



Entrance Porch

The property is approached via a central UPVC entrance door with obscure double-glazed panels leading to the entrance porch with an obscure double-glazed window to the front and further UPVC double-glazed door providing access to the main hallway.

Entrance Hall

Obscure double-glazed window to the front, flat plastered ceiling with downlighting, power points, laminate wood flooring, stairs connecting to the first floor accommodation and panelled doors leading to the accommodation.

Ground Floor Shower Room

Modern suite comprising of a low level push flush wc, glass bowl style sink inset to a vanity unit below, jacuzzi style shower with screening, chrome heated towel rail, complimentary ceramic tiling to walls and floor, flat plastered ceiling with downlighting, extractor, obscure double glazed window to the side elevation.

Lounge

16'9 x 10'3 (5.11m x 3.12m)
UPVC double glazed window to the front and rear elevations, double glazed French doors leading onto the rear garden, two radiators, tv and power points, laminate wood flooring, flat plastered ceiling.

Kitchen/Diner

15'8 x 10' (4.78m x 3.05m)
Two UPVC double glazed windows to the rear elevation and matching half obscured double glazed door providing access onto the sun room, single drainer sink unit inset to a range of butcher block style work surfaces to three sides with extensively fitted green coloured units at base and eye level with four ring inset gas hob with fitted extractor over, double oven to the side, plumbing and space for washing machine, space for fridge freezer, complimentary splashback tiling to the walls, laminate wood flooring, radiator, power points, ample space for table and chairs and flat plastered ceiling.

Sun Room

16'7 x 6'1 (5.05m x 1.85m)
UPVC double-glazed window to the rear and side elevations, double-glazed

French doors providing access to the garden, obscure double-glazed door to one side providing access to one of the garages, power connected and radiator.

Landing

UPVC double glazed window to the front elevation, flat plastered ceiling with downlighting and panelled doors leading to the accommodation.

Bedroom One

14'3 x 9'9 (4.34m x 2.97m)

UPVC double glazed window to the rear elevation, radiator, power points, flat plastered ceiling.

Bedroom Two

17'7 x 8' (5.36m x 2.44m)

A particularly good size room with UPVC double glazed windows to the front and the rear elevations, radiator, power points, textured ceiling, small access to loft.

Bedroom Three

11'9 x 7' (3.58m x 2.13m)

UPVC double glazed window to the rear elevation, radiator, power point, tv point, textured ceiling with downlighting and access to loft via hatch.

Bedroom Four

9'2 6'6 (2.79m 1.98m)

UPVC double glazed window to the front elevation, radiator, power point, tv point and textured ceiling.

First Floor Bathroom

Modern suite comprising whirlpool style bath, wash hand basin inset to a vanity unit below, low level push flush wc, obscure double glazed window to the front elevation, chrome heated towel rail, half ceramic tiling to the walls, separate radiator, flat plastered ceiling with downlighting and extractor.

Exterior

Rear Garden

To the rear of the property extends a small patio area with the remainder being laid to lawn with established shrubbery borders, external tap, side pathway, and gate providing access to the front, decked path providing access to the sauna and garden room.

Garden Room

12'6 x 7'8 (3.81m x 2.34m)

Power and light connected, decked flooring and double glazed bi-fold door providing direct access onto the garden.

Sauna

9'2 x 4'2 (2.79m x 1.27m)

Tiled floor and wooden seating benches with lighting.

Two Detached Single Garages

Garage one is 21' x 7'9 with UPVC double glazed window to the rear, power and light connected with up and over door leading to the front.

Garage two is located to the adjacent side of the property is 16'7 x 7'9 with obscure double glazed personal door providing access, power and light connected and up and over door again leading to the front garden.

Front Garden

Being mainly laid to lawn with hardstanding driveways either side of the property providing additional off street parking as required.



GROUND FLOOR
853 sq.ft. (79.3 sq.m.) approx.



1ST FLOOR
579 sq.ft. (53.8 sq.m.) approx.



TOTAL FLOOR AREA : 1433 sq.ft. (133.1 sq.m.) approx.

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