



30 Taranto Road



**RICHARD
POYNTZ**

30 Taranto Road Canvey Island SS8 7LH

Offers In Excess Of £400,000



Nestled on Taranto Road in the charming Canvey Island, this stunning four-bedroom detached house offers a perfect blend of comfort and convenience. The property boasts a prime location just off Canvey Island High Street, ensuring that shops, schools, and bus routes are all within easy reach. Additionally, the picturesque Canvey seafront is just a short distance away, making it an ideal spot for strolls and family outings. Upon entering, you are greeted by a welcoming porch that leads to a cloakroom, setting the tone for the spacious interiors. The expansive L-shaped lounge diner is perfect for both relaxation and entertaining, while the well-appointed kitchen provides ample space for culinary pursuits. The ground floor features a versatile fourth bedroom, ideal for guests or as a home office.

The first floor is equally impressive, featuring a spacious landing with loft access, which we understand from our clients is fully boarded. There is also a storage cupboard housing the combination boiler. Three generously sized bedrooms await, complemented by a modern three-piece white bathroom suite that adds a touch of elegance. Outside, the property boasts a large imprinted concrete driveway, providing off-street parking for approximately four cars. The west-facing rear garden is designed for low maintenance, featuring a large decked area and artificial lawn, perfect for enjoying sunny afternoons or hosting gatherings.

This delightful home is a rare find, combining spacious living with a fantastic location. It is an excellent opportunity for families or anyone seeking a comfortable lifestyle in a vibrant community. Don't miss your chance to make this beautiful house your new home.



Porch

Composite entrance door to the side elevation with obscure double-glazed insets giving access to a spacious porch with a flat plastered ceiling. Obscure UPVC double-glazed window to the front elevation, feature half panelling to the walls, radiator, wood laminate flooring, oak door to cloakroom, half glazed oak door to the lounge.

Cloakroom

Attractive room with flat plastered ceiling, obscure UPVC double-glazed window to the front, radiator, tiling to sink splashback area, tiled effect laminate flooring, modern two-piece white suite comprising push flush wc, sink with chrome mixer taps, and vanity unit under

Lounge Diner

20'10 x 20'10 max (6.35m x 6.35m max)

Superb-sized 'L' shaped lounge/diner with coved flat plastered ceiling, large UPVC double-glazed window to the front elevation,

plus UPVC double-glazed French doors to the rear elevation giving access onto the garden, and with UPVC double glazed windows either side, two radiators, attractive feature wallpaper decoration to some walls, oak door to bedroom four, opening through to kitchen, spindle staircase to the first floor accommodation with store cupboard under, and wood laminate flooring.

Kitchen

10'3 x 9'10 (3.12m x 3.00m)

A further good-sized room with a coved flat plastered ceiling with inset spotlights, half UPVC double-glazed door to the rear giving access to the garden, plus a UPVC double-glazed window to the rear, feature waterproof panelling to splashback areas, extensively fitted units at base and eye level, with matching drawers and square edge worksurface over incorporating a stainless steel sink and drainer with chrome mixer tap, space for cooker wall mounted extractor over, (we understand from our clients that new wood laminate flooring will be installed which will match the lounge/diner floor), recess area for

fridge freezer, plumbing for washing machine, space for further appliance.

First Floor Landing

Coved flat plastered ceiling, loft hatch (we understand from our client that the loft is fully boarded), UPVC double-glazed window to the side elevation, oak doors off to the accommodation, and a store cupboard that houses a combination boiler, carpet.

Bedroom One

13 x 11'5 max (3.96m x 3.48m max)

A good-sized double bedroom featuring a coved, flat, plastered ceiling, a large UPVC double-glazed window to the front, a radiator, feature wallpaper decoration on one wall, fitted wardrobes with overhead top boxes and drawers, and wood laminate flooring.

Bedroom Two

12'10 x 9'2 (3.91m x 2.79m)

Again, a further good-sized bedroom with flat plastered ceiling, UPVC double-glazed window to the rear elevation, radiator, wood laminate flooring

Bedroom Three

8'11 x 7'5 max (2.72m x 2.26m max)

Coved flat plastered ceiling, UPVC double-glazed window to the front elevation, radiator, feature wallpaper decoration to one wall, wood laminate flooring.

Ground Floor Bedroom Four

11'1 x 7'6 (3.38m x 2.29m)

Located on the ground floor with a textured ceiling with beams, UPVC double-glazed window to the front elevation, radiator, feature wallpaper decoration to one wall, and carpet.

Bathroom

Flat plastered ceiling, obscured UPVC double glazed window to the rear elevation, attractive tiling to walls, wood laminate flooring, chrome heated towel rail, modern three piece white suite comprising of a sink with chrome mixer taps inset into a vanity cupboard which also incorporates an enclosed system push flush wc, panelled bath with chrome mixer taps and separate wall mounted shower over bath.

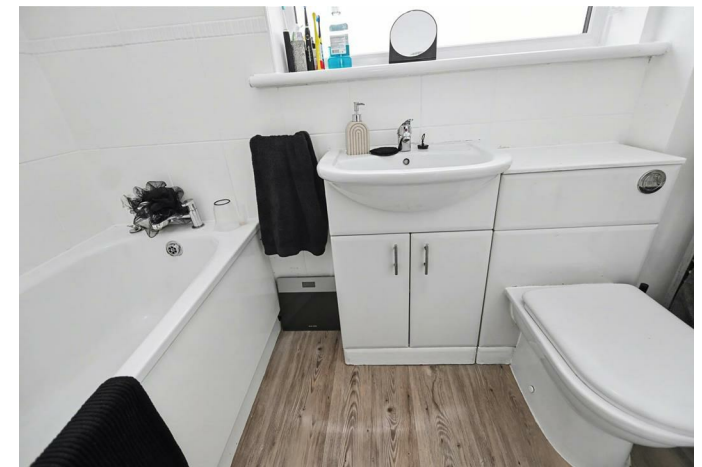
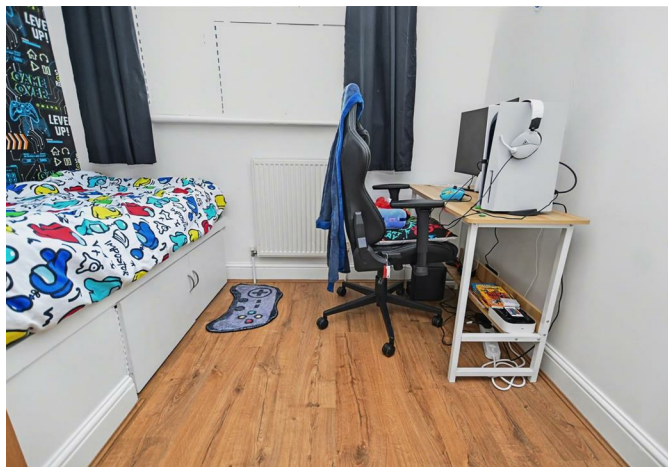
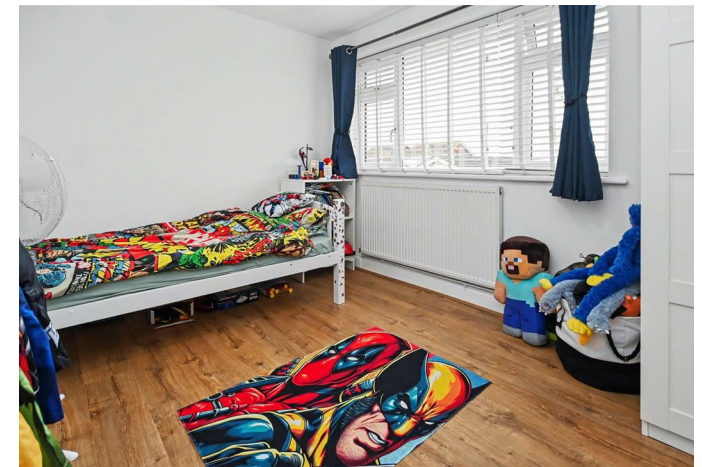
Exterior

Rear Garden

Westerly facing and un-overlooked, low maintenance with superbly sized, large raised decked area ideal for table and chairs, artificial lawn and indian sandstone paving, shed to remain, door to a store area which was originally part of the garage, outside tap and lighting, fenced to boundaries and gate on either side of the property giving access to the front of the property.

Front Garden

Large inprint concrete driveway providing off-street parking for approximately four vehicles with a step up to the entrance door, fenced and wrought iron railings to the boundaries



GROUND FLOOR
641 sq.ft. (59.5 sq.m.) approx.



1ST FLOOR
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA : 1119 sq.ft. (104.0 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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