



35. *The Weald*



35. The Weald Canvey Island Essex SS8 9JY

£400,000



Richard Poyntz & Company are pleased to offer this exceptional four-bedroom end-terraced home, set in a popular cul-de-sac close to schools, shops, and bus routes. A key feature is the open aspect beyond the garden, positioned on the edge of the Lawrence Homes development, offering a rare sense of space and privacy.

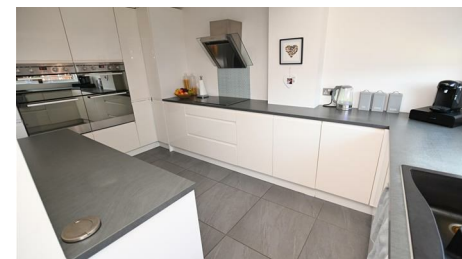
The home is in showroom condition, featuring a generous and flexible living space. Benefits include double glazing, gas central heating to the ground floor, and a large block-paved driveway for around three vehicles.

The rear garden is low-maintenance, featuring an artificial lawn, a shed, and that sought-after open outlook.

Inside, there's a spacious lounge leading to a stylish, open-plan kitchen and family room with modern, white gloss units. This connects to a dining room, which could be used as a fifth bedroom, and a playroom/home office via oak bi-folding doors.

Upstairs offers four good-sized bedrooms, the main with a modern en-suite, plus a high-quality four-piece family bathroom.

A fantastic family home in a great location — early viewing advised.



Porch

UPVC entrance door to the front with obscure double glazed inserts to the porch, flat plastered ceiling, obscure glazed window to the side, internal Oak door with double glazed inserts giving access to the lounge.

Lounge

17'10x13'6 (5.44mx4.11m)

A generous lounge with flat plastered ceiling, built-in ceiling speakers, and a large UPVC double glazed front window. Features include a radiator, stylish feature wallpaper, oak spindle staircase with understairs storage, and quality laminate flooring. Open-plan access to the kitchen/family room.

Kitchen/Family Room

14'9x8'1 (4.50mx2.46m)

A stunning open-plan kitchen/family room with a flat plastered ceiling, inset spotlights, and built-in ceiling speakers. Features include a rear-facing UPVC window and French doors with side panels opening onto the garden, a feature vertical radiator, and stylish white gloss units at base and eye level with matching drawers.

The large island/breakfast bar houses a four-ring induction hob with extractor above, and the kitchen is fully equipped with twin waist-height ovens, integrated fridge/freezer, wine cooler, dishwasher, and plumbing for a washing machine. Finished with tiled flooring and open-plan access to the dining area

Dining Room

15'4x9'11 (4.67mx3.02m)

Flat plastered ceiling with built-in speakers, UPVC double glazed rear window, school-style radiator, oak glazed bi-folding doors giving access to the study/playroom, and laminate flooring.

Playroom / Study / Reception

9'11x8'3 (3.02mx2.51m)

Flat plastered ceiling with built-in speakers, UPVC double glazed window to the front, school style radiator, feature wallpaper decor, laminate wood flooring.

First Floor Landing

Flat plastered ceiling with inset spotlights, access to loft, radiator, doors off to the remainder of the accommodation, carpet.

Bedroom One

15'2x10'7 (4.62mx3.23m)

A spacious double bedroom with flat plastered ceiling, UPVC double glazed front window, feature wallpaper, laminate flooring, and door to en-suite shower room.

En-Suite

Modern and contemporary en-suite, flat plastered ceiling with inset spotlights, obscure double glazed window to the front, attractive and modern tiling to the walls, three-piece shower room suite with push flush w/c, sink with chrome mixer tap inset into vanity cupboard, large shower tray with glass screens, chrome wall mounted shower, tiled flooring.

Bedroom Two

12'9x9'10 (3.89mx3.00m)

Another good size double bedroom with flat plastered ceiling, UPVC double glazed window to the rear and further double glazed window to the side, radiator, feature wallpaper decor, laminate flooring.

Bedroom Three

10'7x9'9 (3.23mx2.97m)

A further good size bedroom, flat plastered ceiling, UPVC double glazed window to the side and further double glazed window to the front, radiator, feature wallpaper decor, laminate flooring.

Bedroom Four

9'11x9'11 (3.02mx3.02m)

Again a further good size bedroom currently used as a dressing room which has flat plastered ceiling, double glazed window to the rear, radiator, wall mounted boiler, open design wardrobes with rails and shelving for clothes, etc. Laminate flooring.

Bathroom

Superb family bathroom with flat plastered ceiling, UPVC double glazed window to the rear, modern contemporary tiling to the walls, chrome heated towel rail, tiled flooring Modern four piece white bathroom suite comprising push flush w/c, large panelled bath with chrome waterfall style mixer tap, sink with chrome waterfall style mixer tap inset into a white gloss vanity unit, walk-in shower with chrome wall mounted shower.

Front Garden

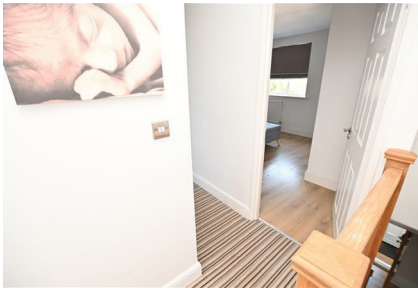
Block paved driveway providing off-street parking for approximately three cars with raised bedded area of railway sleepers and shingle areas.

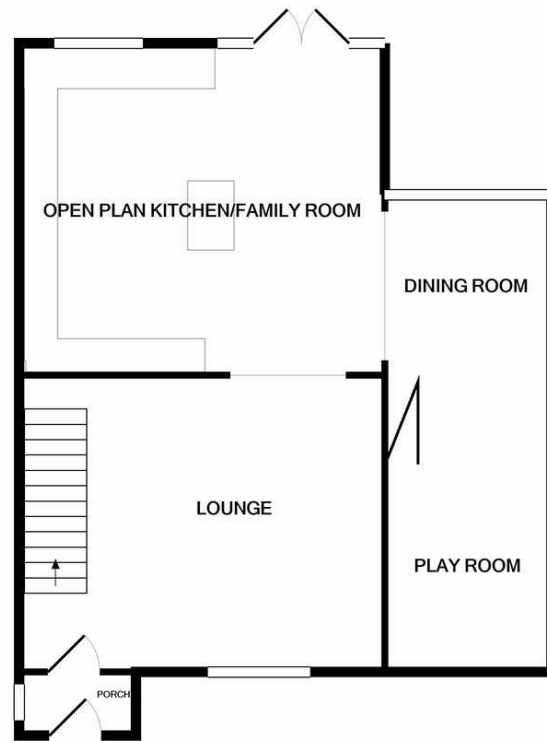
Rear Garden

Commences with a large raised decked area ideal for table and chairs with the remainder of the garden having artificial astro turf with inset trampoline and we understand the shed is to remain. Fencing to the boundaries, gate at the side giving access to the front of the property, outside tap and power points.

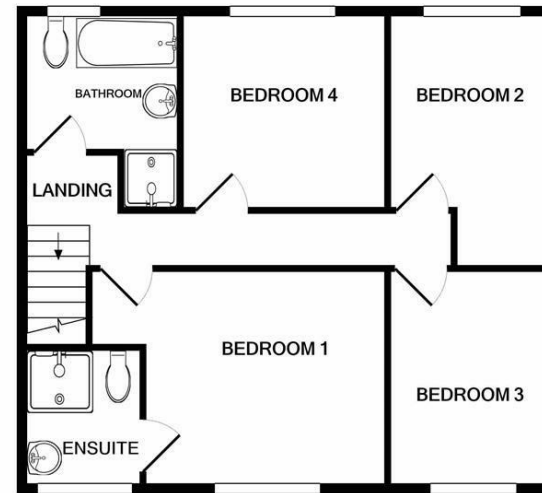
AGENTS NOTE

We also understand to the ground floor has underfloor heating.





GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1468 SQ.FT. (136.3 SQ.M.)

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