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# Canvendish Way, Noak Bridge

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Situated within the highly sought-after Noak Bridge area, this substantial four-bedroom detached family home presents an exceptional opportunity for growing families seeking generous living accommodation, modern styling and a highly convenient location. Offered to the market with the significant advantage of no onward chain, the property has been thoughtfully extended to both the front and rear, creating approximately 1,691 sq. ft. of versatile accommodation, including the garage and an impressive garden cabin. Combining spacious interiors with excellent outside space and parking for up to seven vehicles, this is a home perfectly suited to modern family living.

From the moment you arrive, the property makes an immediate impression with its attractive detached frontage, extensive driveway and detached garage, providing ample off-street parking for multiple vehicles. The generous frontage offers both practicality and kerb appeal, making it ideal for families with several cars, visitors or those requiring additional parking for caravans, trailers or recreational vehicles.

Stepping inside, you are welcomed by a spacious entrance hall which immediately sets the tone for the generous accommodation found throughout the home. The ground floor has been designed with family life in mind, offering an excellent balance of open-plan entertaining space together with more formal reception areas.

The principal reception room is bright and generously proportioned, providing an inviting space to relax, entertain and spend time with family and friends. Large windows allow an abundance of natural light to flood the room, while the versatile layout easily accommodates a range of lounge furniture, making it an ideal setting for both everyday living and special occasions.

The true heart of the home is undoubtedly the stunning open-plan kitchen and dining area, which has been extended to create a superb family hub. Finished with an extensive range of contemporary high-gloss wall and base units, complemented by quality work surfaces and integrated appliances, the kitchen provides excellent storage and preparation space. The thoughtful layout flows seamlessly into the spacious dining area, comfortably accommodating a large dining table and creating the perfect environment for family meals, entertaining guests and hosting celebrations. Skylights and large glazed doors overlooking the rear garden allow natural light to flood the space, enhancing the bright and airy atmosphere throughout.

The ground floor also benefits from a modern three-piece shower room, providing excellent convenience for guests and busy family life.

The first floor continues to impress with four well-proportioned bedrooms. The principal bedroom offers generous proportions with ample space for wardrobes and additional furniture, while the remaining bedrooms provide excellent flexibility for growing families, guest accommodation, a nursery or those working from home.

The first floor is served by a contemporary three-piece family bathroom, finished to a high standard and perfectly complementing the additional downstairs shower room, ensuring the home comfortably caters for modern family living.

Externally, the west-facing rear garden provides a wonderful extension of the living accommodation, enjoying afternoon and evening sunshine throughout the warmer months. The garden has been designed for both relaxation and entertaining, featuring a generous patio area ideal for outdoor dining alongside a well-maintained lawn, creating an attractive and private outdoor space for the whole family to enjoy.

A particular highlight of the property is the impressive detached summer house situated at the rear of the garden. Benefiting from power and a fitted bar area, this versatile space lends itself to a variety of uses including a home office, gym, games room, entertainment room, garden retreat or hobby room, adding another fantastic dimension to this already spacious home.

The detached garage provides further storage or secure parking, while the substantial driveway offers parking for multiple vehicles, comfortably accommodating up to seven cars, making it ideal for larger families or those who regularly entertain.

Conveniently located within the ever-popular Noak Bridge development, the property is perfectly positioned for families and commuters alike. Noak Bridge Primary School is situated within approximately 0.8 miles, while the beautiful Noak Bridge Nature Reserve can be found within one mile, offering scenic walks, green open spaces and an abundance of wildlife. The area also benefits from excellent transport links, local shops, amenities and easy access to nearby Basildon and surrounding towns.

Offered with the significant advantage of no onward chain, this exceptional four-bedroom detached family home combines spacious extended accommodation, two modern bathrooms, extensive parking, a detached garage, a superb west-facing rear garden and a versatile garden cabin with bar area. Occupying a prime position within one of Noak Bridge's most desirable residential locations, this outstanding family home is ready for its next owners to move straight in and enjoy. Early viewing is highly recommended to fully appreciate the space, quality and lifestyle on offer.

AGENT NOTE:

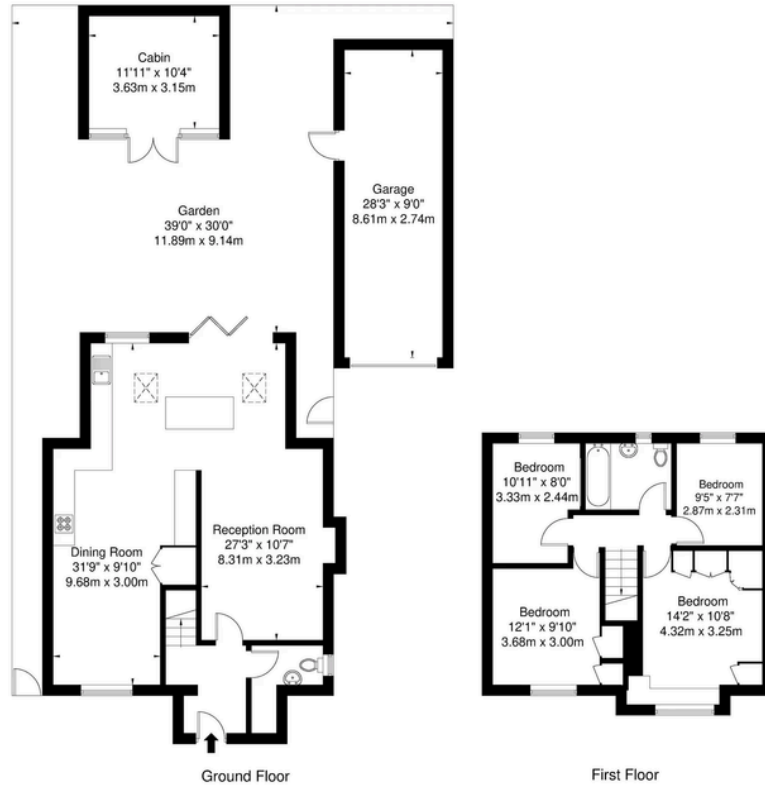
Some images used in this listing have been virtually staged for illustration purposes only. All furniture and décor shown are CGI representations and may not reflect the current condition or contents of the property.

- THE ADVANTAGE OF NO ONWARD CHAIN
- TWO FAMILY BATHROOMS
- FOUR BEDROOMS DETACHED FAMILY HOME
- WEST FACING REAR GARDEN
- GARAGE AND DRIVEWAY WITH PARKING FOR MULTIPLE VEHICLES
- SUMMER HOUSE (CABIN) IN THE GARDEN WITH POWER
- EXTENDED TO THE FRONT AND REAR COVERING APPROX 1,691 SQ FT
- WITHIN ONE MILE OF NOAK BRIDGE NATURE RESERVE
- SITUATED WITHIN 0.8 MILES OF NOAK BRIDGE PRIMARY SCHOOL
- COUNCIL TAX BAND E



## Cavendish Way SS15 4ET

Approximate Gross Internal Area = 122.1 sq m / 1314 sq ft  
 Cabin = 11.5 sq m / 123 sq ft  
 Garage = 23.6 sq m / 254 sq ft  
 Total = 157.2 sq m / 1691 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances stated are approximate and should not be used to define a property or as the basis of any sale or lease.

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