31 St. Marks Road
RICHARD
POYNTZ

31 St. Marks Road
Canvey Island
SS8 9NJ

Offers Over £300,000

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NO ONWARD CHAIN - Nestled on St. Mark's Road in the charming Canvey Island, this stunning three-bedroom mid-terrace house offers a perfect blend of comfort and convenience. With excellent access to both on and off the island, residents will appreciate the short distance to the Canvey Island Retail Park, which boasts a variety of shops and schools, and bus stops are also nearby.

Upon entering, you are greeted by a spacious hallway that leads to a modern ground-floor shower room, enhancing the practicality of the home. The generous lounge is a standout feature, providing ample space for relaxation and entertainment. The extensively fitted kitchen is a delight, complete with a utility room that was originally part of the garage, offering additional storage and functionality. The first floor features a great-sized landing that leads to three impressive double bedrooms, each providing a comfortable retreat. The contemporary bathroom is both modern and spacious, catering to the needs of a growing family.

Outside, the property boasts a paved and lawned rear garden, perfect for outdoor activities or simply enjoying the fresh air. A large shed is included, providing extra storage, and a gate at the rear allows for convenient access to the property. To the front of the property is a driveway which leads to a reduced-size garage with an electric roller shutter door. Additional benefits include gas-fired central heating and double-glazed windows and doors, ensuring warmth and energy efficiency throughout the home. This property truly must be seen to be appreciated, offering a wonderful opportunity for families or individuals seeking a delightful home in a vibrant community.

Hallway
Double opening solid wood entrance doors to the front with obscured double-glazed insets giving access to a spacious hallway with flat plastered ceiling, radiator, stairs to first floor accommodation, oak door to shower room, and glazed oak door giving access to the lounge.

Ground Floor Shower Room
Coved flat plastered ceiling, obscured UPVC double glazed window to the front elevation, chrome heated towel rail, wood laminate flooring, attractive modern tiling to walls, modern three piece white shower room suite comprising push flush wc, sink with chrome mixer taps with vanity cupboard under, corner shower tray with glass shower enclosure and glass double opening sliding doors, wall mounted shower.

Lounge
16'1 x 10'9 (4.90m x 3.28m)
An excellent-sized lounge with coved flat plastered ceiling and ceiling rose with ornate niching, UPVC French doors with double-glazed windows on either side giving access to the garden, a feature fire surround with marble backing and hearth, and wood laminate flooring. glazed oak door giving access to the kitchen

Kitchen
12'11 x 8'3 (3.94m x 2.51m)
A modern and attractive room with flat plastered ceiling, UPVC double-glazed window to the rear elevation, feature towel rail, tiling to splashback areas, tiled effect laminate flooring, modern units at base and eye level with matching drawers and all with chrome handles, two wine racks, square edge worksurfaces over with complementary upstand, large modern ceramic sink with mixer tap, space for a range style oven with extractor over, opening to the untiliy room.

Utility Room
7'7 x 6'2 (2.31m x 1.88m)
Flat plastered ceiling, base level cupboard with square edge worksurface over, plumbing for washing machine, tiled effect laminate flooring, space for other appliances, door giving access to the garage.

First Floor Landing
Flat plastered ceiling, loft, oak doors to the remainder of the accommodation, and carpet.

Bedroom One
13 x 10'9 (3.96m x 3.28m)
Excellent-sized double bedroom with a coved textured ceiling, ceiling rose, UPVC double glazed window to the rear elevation, radiator, fitted mirrored wardrobes to remain, and carpet

Bedroom Two
13 x 8'5 max (3.96m x 2.57m max)
A further good-sized double bedroom with a coved textured ceiling, UPVC double-glazed window to the rear elevation, radiator, built-in cupboard, carpet.

Bedroom Three
12'11 x 10'1 max (3.94m x 3.07m max)
Another good-sized double bedroom with a coved textured ceiling, ceiling rose, UPVC double-glazed window to the front elevation, feature wallpaper decoration to two walls, built-in store cupboard, and carpet.

Bathroom
9 x 6'1 (2.74m x 1.85m)
Excellent sized bathroom with a textured ceiling, obscured UPVC double glazed window to the front elevation, large chrome heated towel rail, attractive tiling to walls and floor, modern three piece white suite comprising of pedestal wash hand basin with chrome mixer tap, push flush wc, panelled bath with chrome waterfall style mixer tap, separate wall mounted shower over bath, glass shower screen.

Exterior

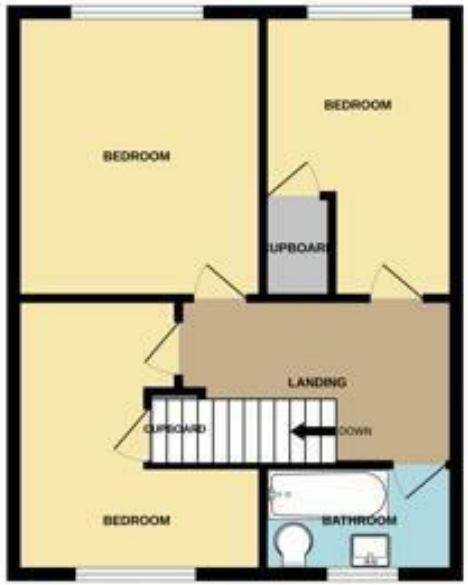
Rear Garden
Commences with a paved patio area and the remainder laid to lawn, a raised bedded area for plants and shrubs, etc., a large shed to remain, fenced to the boundary, and a gate giving rear access.

Front Garden
Has a hardstanding driveway providing off-street parking for approximately two vehicles, which leads to a garage, a step up to the entrance door, brick wall to two boundaries

Garage
11'2 x 7'10 (3.40m x 2.39m)
As previously mentioned is reduced in size, electric roller shutter door, power and light connected, wall mounted combination boiler.

GROUND FLOOR

1ST FLOOR



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