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RICHARD  
POYNTZ



**12 Ormsby Road  
Canvey Island, Essex SS8 0NH  
OIEO £650,000**



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A substantial and beautifully presented four-bedroom detached family home, occupying a generous plot and offering exceptionally versatile accommodation, including a large detached annexe / leisure building—ideal for multi-generational living, working from home or entertaining on a serious scale.

Set behind gated frontage with ample off-street parking and garage, this impressive property has been thoughtfully extended and modernised while retaining a solid, traditional feel throughout.

#### The Main House

The ground floor offers well-balanced living space, starting with a welcoming hallway and cloakroom. A generous 23'7 lounge provides an excellent main reception room, off of the hallway is the dining area and into a modern fitted kitchen with integrated appliances. A separate utility room, additional storage areas and a ground-floor bedroom four / study add real practicality for family life.

Upstairs, the first floor continues to impress with a spacious principal bedroom suite, complete with a large dressing room and stylish en-suite bathroom. There are two further well-proportioned bedrooms and a contemporary family bathroom, finished to a high standard.

#### Annexe / Leisure Building

A real standout feature of this home is the substantial detached annexe to the rear. Currently arranged as a bar and lounge area measuring nearly 40ft, with an additional room used as a gym / bedroom and its own bathroom, this space offers enormous flexibility. Whether for extended family, home business use or simply entertaining friends, it's a rare and valuable addition.

#### Outside

The rear garden is a superb size, mainly laid to artificial lawn with patio seating areas, offering excellent privacy and plenty of space for family enjoyment. To the front, the property benefits from gated access, ample parking and a garage.

#### Key Points

- Detached four-bedroom family home
- Large annexe / leisure building with bathroom
- Principal bedroom with dressing room & en-suite
- Spacious lounge, dining room & modern kitchen
- Ground floor bedroom / study
- Generous plot with gated parking & garage
- Approx. 3,058 sq ft including outbuilding

A substantial home of this calibre, with such flexible accommodation, is a rare find on Canvey Island and must be viewed to be fully appreciated.

#### Hallway



#### Cloakroom



#### Lounge 23'7 x 11'11 (7.19m x 3.63m)





**Dining Room 17'7 x 8'8 (5.36m x 2.64m)**

**Kitchen 14'1 x 8'1 (4.29m x 2.46m)**





**Store 8'7 x 6'11 (2.62m x 2.11m)**

**landing**



**Storage 8'2 x 6'4 (2.49m x 1.93m)**

**Bedroom One**



**Utility 11'9 x 9'0 (3.58m x 2.74m)**





**Bedroom Two 12'1 x 12 (3.68m x 3.66m)**



**Dressing Room 20'11 x 5'11 (6.38m x 1.80m)**



**Bedroom Three 16'6 x 9'4 (5.03m x 2.84m)**



**Bathroom**



**Ensuite 9'8 x 8'7 (2.95m x 2.62m)**

Ground Floor Bedroom Four / Study 15'3 x 8'6 (4.65m x 2.59m)



Front





**Garden**



**Annexe**

**Bar / Lounge Area 39'11 x 13'3 (12.17m x 4.04m)**





Gym / Bedroom 11'9 x 11'5 (3.58m x 3.48m)



Garage

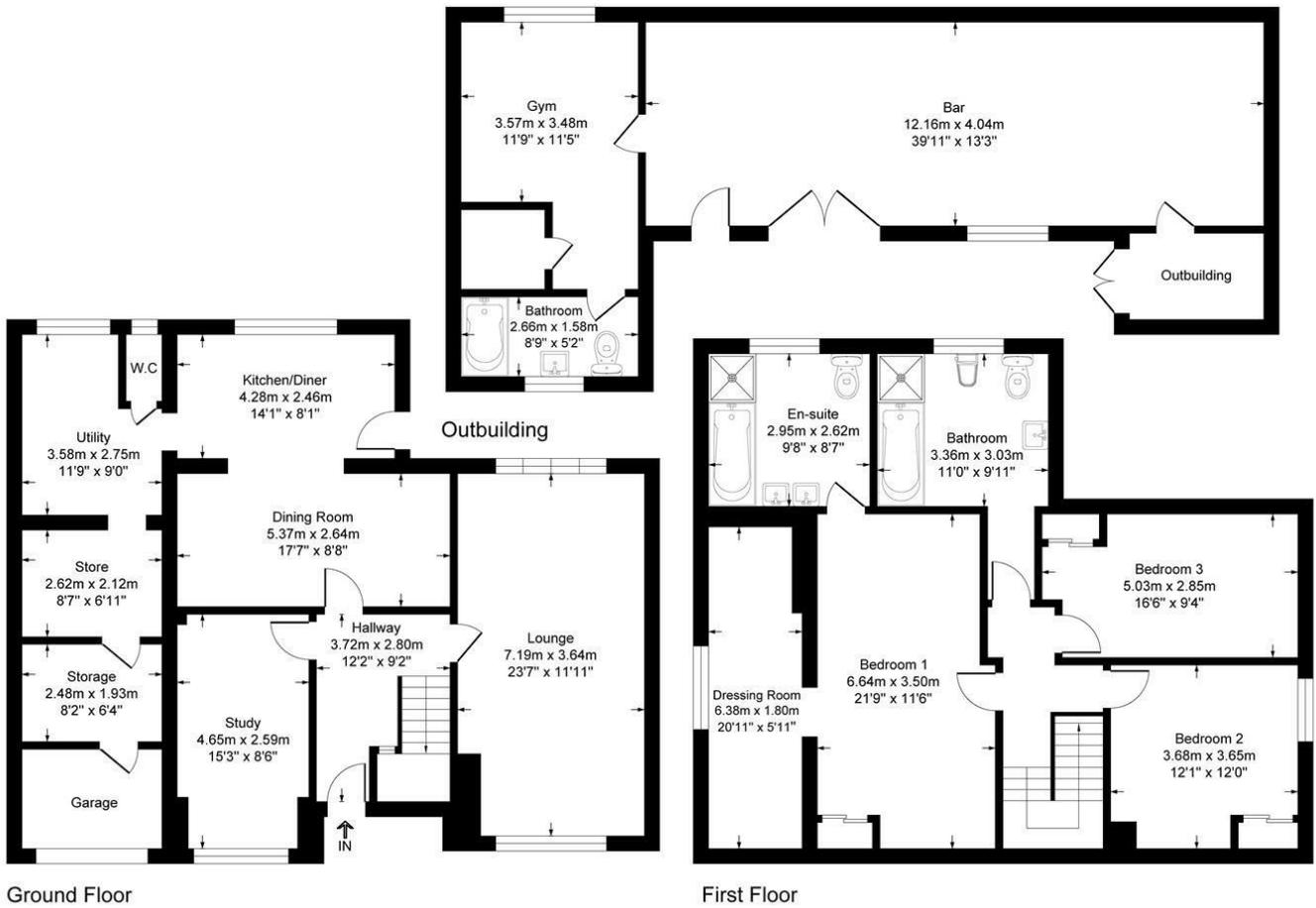


Bathroom





**Approximate Gross Internal Floor Area = 284.0 sq m / 3058 sq ft  
(Including Outbuilding)**



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>			
(55-68) <b>D</b>			
(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		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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