



5a Rose Road



**RICHARD
POYNTZ**

5a Rose Road Canvey Island SS8 0BP

£475,000

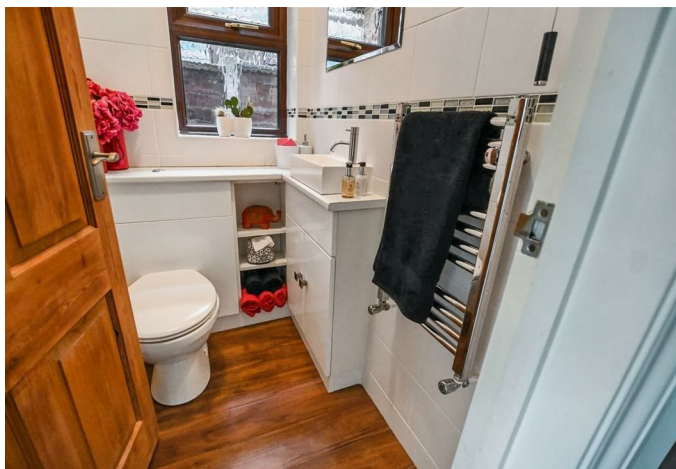


From the moment you arrive, this home makes an impression. The neat brick boundary wall, resin driveway with generous parking, and integral garage with electric roller door set the tone for the space and quality found within.

The ground floor is designed with family living in mind – a welcoming hall with cloakroom, a stylish kitchen/diner with integrated appliances, and a handy utility room. At the rear, the lounge stretches the full width of the property, with sliding doors onto the garden, a light-filled space that is both comfortable and inviting. Throughout, the property is presented with tasteful décor that enhances its modern yet homely feel.

Upstairs, there are four well-proportioned bedrooms, including a main bedroom with fitted wardrobes and ensuite shower room, complemented by a smart family bathroom.

To the rear, the property enjoys a lovely, secluded garden, commencing with a patio seating area leading to a central lawn with mature trees and planting, providing both privacy and charm.



Front

Set behind a neat brick boundary wall, this attractive detached house offers superb kerb appeal, enhanced by its modern resin driveway providing ample off-street parking and access to the integral garage. The red-brick façade and tiled roofline are complemented by well-presented double-glazed windows and a welcoming front entrance, creating a home that feels both stylish and practical.

Hall

The entrance hall is a welcoming space featuring attractive wood-effect flooring, neutral décor, and a staircase with timber balustrade rising to the first floor. There is access to the ground floor accommodation, with a bright aspect leading through to the front door

Cloakroom

The ground floor cloakroom is fitted with a modern suite comprising a low-level WC and wash hand basin with vanity storage. Finished with tiled walls, chrome heated towel rail, and a front-facing window, it provides a stylish and practical convenience

Lounge

19'1 x 11'2 (5.82m x 3.40m)

A bright and inviting lounge stretching across the full width of the property at the rear, featuring large sliding patio doors onto the garden, additional windows to both sides, and a pair of modern vertical radiators that add both style and warmth. The room offers excellent space for family seating and includes a central fireplace as a focal point. Neutral décor and soft carpet create a homely atmosphere, while the garden access makes this an ideal space for both relaxing and entertaining

Kitchen Diner

20 x 9'10 (6.10m x 3.00m)

A bright and welcoming kitchen/diner with a double-glazed bay window to the front, a further double-glazed window to the side, and a composite door to the side, ensuring the room is filled with natural light. The kitchen is well-fitted with an excellent range of white Shaker-style units, contrasting work surfaces, and a modern tiled splashback.

Appliances to remain include a built-in oven, microwave, gas hob, dishwasher, and fridge, making this a highly practical and move-in-ready space. The

adjoining dining area provides ample room for a table and chairs, enjoying a pleasant outlook to the front, while the wood-effect flooring flows throughout to complete the modern yet homely finish.

Utility Room

7'10 x 4 (2.39m x 1.22m)

The utility room is a practical space fitted with work surface and storage cupboards, plumbing for appliances, and a window to the side. From here, there is convenient internal access to the garage, making it ideal for everyday household use and additional storage.

Landing

The landing is a bright and welcoming space with a window to the side, attractive feature wallpaper, and access to all first-floor rooms. There is also access to the loft from here, providing useful additional storage

Bedroom One

15'1 max 10 (4.60m max 3.05m)

A well-presented double bedroom positioned to the rear of the property, featuring a large double-glazed window that fills the room with natural light. The space is enhanced by a modern vertical radiator, fitted mirror-fronted wardrobes, and tasteful décor with feature wallpaper. This room also benefits from direct access to its own ensuite shower room, providing convenience and privacy.

Ensuite

The en-suite shower room is fitted with a modern suite including a shower enclosure, low-level WC, and a vanity-style wash hand basin with useful fitted storage. Contemporary tiling, patterned flooring, and a heated towel rail complete the room, providing a stylish and practical addition to the main bedroom.

Bedroom Two

10 x 9'11 (3.05m x 3.02m)

This bedroom is set to the front of the property, featuring a large window, fitted storage, and tasteful décor, creating a bright and comfortable space.

Bedroom Three

11'10 x 8 (3.61m x 2.44m)

This bedroom is set to the rear of the property and enjoys a pleasant outlook over the garden. While the light décor and large window ensure the room feels bright and welcoming.

Bedroom Four

10 x 8 (3.05m x 2.44m)

Positioned to the front of the property, benefitting from a window that allows in plenty of natural light. Currently set up as a home office/study, it features a fitted desk area, shelving, and a sofa, making it a versatile space ideal for working from home, hobbies, or as a single bedroom if required. Neutral décor and a front aspect view give the room a bright and practical feel.

Bathroom

The family bathroom is fitted with a modern white suite comprising panelled bath with shower and screen, wash hand basin set into vanity storage, and low-level WC. Finished with part tiled walls, neutral décor, and a window to the rear, the room feels bright and practical

Garden

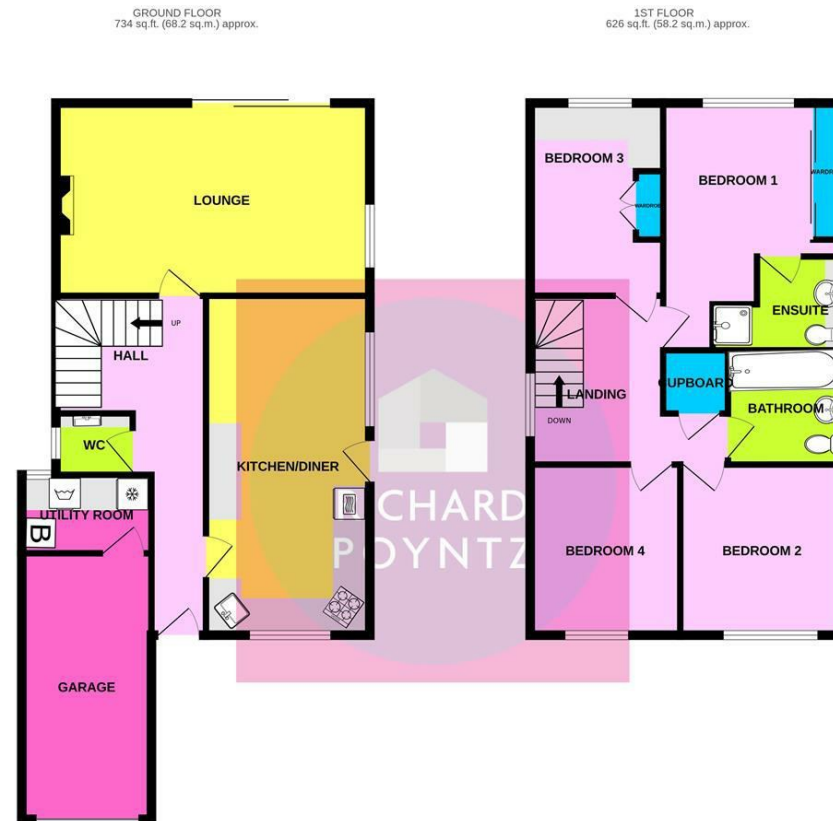
A generously sized rear garden commencing with a paved patio area, ideal for seating and outdoor dining, leading onto a well-maintained central lawn. The garden is fully enclosed by fencing, offering a good degree of privacy, and features mature trees and shrubs that provide both colour and shade. To the rear is a further seating area together with a garden shed, while an outside tap adds convenience for watering and maintenance.

Garage

17'11 x 8 (5.46m x 2.44m)

Access to the utility room





TOTAL FLOOR AREA: 1360 sq.ft. (126.4 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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