



23 Leigh Beck Lane



23 Leigh Beck Lane Canvey Island Essex SS8 7PS

£425,000

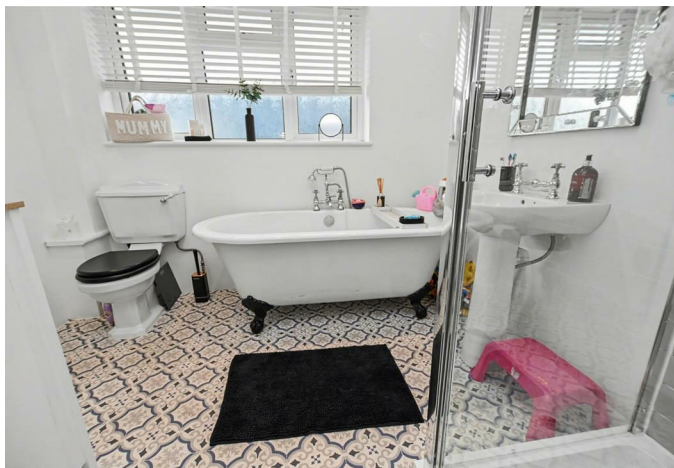


NO ONWARD CHAIN - Nestled in the sought-after Leigh Beck area of Canvey Island, this beautifully presented four-bedroom detached family home offers a perfect blend of modern living and comfort. Just a short stroll from the scenic seawall and the well-regarded Leigh Beck Schools, this property is ideally situated for families seeking both convenience and leisure.

Upon arrival, you will appreciate the off-street parking available at the front, along with a garage for additional storage.

Step inside to discover a spacious hallway, a fitted modern kitchen, designed with style and functionality in mind, complete with a range of high-quality appliances. The elegant lounge, featuring a charming wood burner, provides a cosy space for relaxation. Adjoining the lounge is a delightful double-glazed conservatory, perfect for enjoying the garden views year-round. At the end of the garden, a spacious garden room or office awaits, equipped with power and Wi-Fi, making it an ideal workspace or retreat.

The first floor boasts a great bright and airy landing which gives access to four well-proportioned bedrooms, each offering a serene atmosphere for restful nights. The standout modern bathroom is a true highlight, featuring a luxurious Victorian bath and a separate shower cubicle, providing a touch of elegance to your daily routine.



Hallway

UPVC double glazed entrance door into the hall with open tread staircase connecting to the first floor, wooden flooring, dado rail, flat plastered ceiling with inset spotlights, doors off to the accommodation and door to the cloakroom

Cloakroom

modern two piece suite comprising low-level w/c, small vanity unit with inset wash hand basin, chrome heated towel rail, half wallpaper decoration with wood panelling, obscure double glazed window to the front elevation.

Lounge

15'3 x 13'11 (4.65m x 4.24m)

A spacious and very elegant lounge at the rear of the property, coving to the ceiling, stripped wooden flooring, French doors opening onto the conservatory with adjacent windows to either

side, two radiators, coving to the ceiling. Attractive cladding to the flank wall with inset brick style fireplace with multi-fuel / wood burner and wooden mantel.

Conservatory

9'3 x 8'9 (2.82m x 2.67m)

Double glazed windows to the rear elevation with sliding doors opening onto the garden, obscure pitched roof plus radiator.

Kitchen

9'10 x 9'7 (3.00m x 2.92m)

Double glazed door and window to the side elevation. A stunning modern fitted kitchen in the latest style with dark blue units and drawers at base level with granite style work surface style work surfaces over, inset sink, Matching units at eye-level plus extractor, cupboard incorporating the double oven, integral dishwasher and fridge/freezer included and to remain, newly installed wall mounted gas fired boiler, wooden flooring.

First Floor landing

Double glazed window to the side, doors off to the accommodation, airing cupboard, coving to the ceiling.

Bedroom One

12'2 x 8'1 (3.71m x 2.46m)

Double glazed window to the front elevation, radiator, coving to the ceiling. Attractive cladding to the flank wall.

Bedroom Two

12'10 x 9'1 (3.91m x 2.77m)

Double glazed window to the rear, coving to the ceiling, radiator, access to the loft.

Bedroom Three

9'1 x 5'11 (2.77m x 1.80m)

Double glazed window to the front elevation, radiator, coving to the ceiling

Bedroom Four

9'10 x 5'10 (3.00m x 1.78m)

Double glazed window to the rear elevation, radiator, coving to the ceiling

Family Bathroom

A modern four-piece suite comprising low-level w/c, Victorian-style pedestal bath, pedestal wash hand basin and tiled shower cubicle. Tiling in tasteful ceramics to the floor, chrome towel rail, obscure double glazed window to the side.

Rear Garden

Average in size for this style of property mainly laid to lawn with fencing to the boundaries, access to the garden room / office .

Garden Room / Office

17'1 x 8'1 (5.21m x 2.46m)

Double glazed sliding patio doors to the front with adjacent window, power, and light. We understand from the owners there is a Wi-Fi connection. In addition there is a shed to the side of the garden room.

Front Garden

Off-street parking to the front connecting to the garage

Garage

Up and over door with poor and light connected door to the rear giving access to garden .





Whilst every attempt has been made to ensure the accuracy of the floor plan 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 on 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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Tel No: 01268 699 599 | Fax: 01268 699 080 | Email: rp@richardpoyntz.com
 Registered Office: Richard Poyntz & Company, 11 Knightswick Road, Canvey Island SS8 9PA

Partners: Richard P. Poyntz F.N.A.E.A., James R. Poyntz M.N.A.E.A., Anna L. Poyntz & Sara Poyntz • V.A.T No: 731 4287 45
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