



9 Nordland Road



**RICHARD
POYNTZ**

9 Nordland Road Canvey Island Essex SS8 8HS

Guide Price £355,000



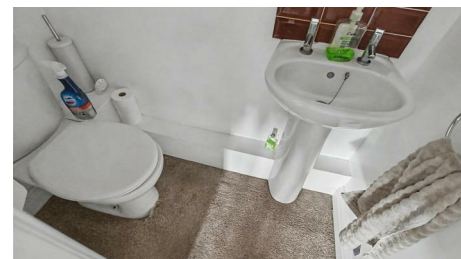
Guide Price £355,000 to £365,000

Situated within the highly desirable Newlands area of Canvey Island, this attractive three-bedroom detached home occupies a prominent corner position and is conveniently located close to local shops, schools and regular bus services.

Beautifully presented throughout, the property offers bright and spacious accommodation including a good size lounge, ground floor cloakroom and a stunning contemporary kitchen/diner fitted with a quality range of integrated appliances and ample space for family dining.

Upstairs, there are three well-proportioned bedrooms and a modern family bathroom. Outside, the property continues to impress with ample off-street parking and a sunny, well-maintained rear garden featuring a decked entertaining area, outside study/summer room and a powered shed.

A stylish and well-cared-for family home offering excellent presentation, quality fittings and a sought-after location.



Porch

Central UPVC entrance door leading to the entrance porch. ,panel door leading to the lounge.

Cloakroom

White suite comprising of low level flush w/c, pedestal wash hand basin, flat plastered ceiling with down lighting and splash back tiling.

Lounge

16'9x15'3 (5.11mx4.65m)

A good-sized lounge with UPVC double-glazed bow window to the front and further Double-glazed window to the side. Stairs lead to the first-floor accommodation,

two radiators, access to the kitchen/diner and a useful ground-floor cloakroom.

Kitchen/Diner

15'2x9'9 (4.62mx2.97m)

A spacious kitchen/diner fitted with a range of modern high-gloss wall and base units with complementary work surfaces incorporating a sink unit beneath a UPVC double glazed window overlooking the rear garden. Integrated appliances to remain include an oven, hob with extractor hood over, fridge/freezer, dishwasher and washing machine. Ample space for a dining table, wood effect flooring, radiator, and UPVC double glazed French doors providing access to the rear garden.

First Floor Landing.

Double-glazed window to the side elevation, panel door to the airing cupboard housing a wall-mounted boiler with shelving, . Panel doors off to the accommodation.

Bedroom One

10' to the face of fitted wardrobes x 9'9 (3.05m to the face of fitted wardrobes x 2.97m)

UPVC double glazed window to the front elevation, radiator and a range of fitted wardrobes to one wall, which are to remain

Bedroom Two

9'x8'7 (2.74mx2.62m)

UPVC double-glazed window overlooking the rear garden with radiator,

Bedroom Three

8'8x7'8 (2.64mx2.34m)

UPVC double-glazed window to the side elevation, radiator, lceiling, access to loft via hatch.

Bathroom

UPVC double glazed frosted window to the rear elevation.

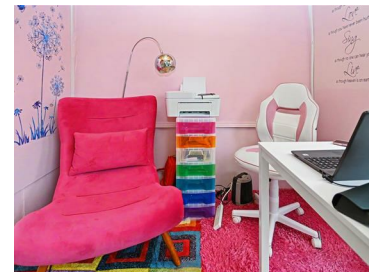
Three-piece suite comprising panelled bath with shower and glazed screen, vanity wash hand basin with storage beneath and low level WC. Tiling to walls, heated towel rail and wood effect flooring.

Rear Garden

The rear garden is mainly laid to lawn with a raised decked seating area, ideal for outdoor entertaining. Block paving extends across the rear of the property and continues along the side, leading to the access gates. There is an outside study/summer room with power connected, together with a large shed, also with power, which is to remain.

Front

Block paved frontage providing off-street parking, with a covered entrance porch and side access leading to the rear garden. Mature hedging to one side provides a degree of screening from the road





While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of blocks, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance 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 operation or efficiency can be given. Made with floorplan 12/02/05

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