



**NICKOLDS**  
Property Specialists



11 Rosbach Road, Canvey Island, SS8 7JW

Asking price £420,000

- Stunning, Showroom Presented, Detached 3 Bedroom House - Move Straight In and Enjoy!
- Annexe/4th Bedroom Potential! With Integral Garage Which can be Accessed by the Hallway
- Downstairs WC and 2 On-trend Modern Bathrooms - Including an En-suite to the Master Bedroom
- Over 25ft of Incredible Open Plan Living! With This Exceptional Light Flooded Lounge/Kitchen/Diner
- Bi-folding Doors to Lovely, Low Maintenance Garden With Brick Patio
- Light Flooded and On Trend Modern Decor throughout. Stylish Living at its Finest!
- Stunning, Luxury, Immaculate Kitchen With Feature Circular Woodblock Preparation Surface & Quartz Surfaces
- Parking For Multiple Vehicles Utilising Drive And Extra long 22'8 Garage.
- Excellent Quiet Location - Yet Walk to the Centre of Town and To the Seafront in 10 minutes

# 11 Rosbach Road, Canvey Island SS8 7JW

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Primely Located on Rosbach Road in Canvey Island, this exceptional three double bedroom detached home offers the perfect blend of modern living and comfort. Newly Built in 2017, this high specification, stunning, show room condition house, boasts a generous, well-designed space, making it an ideal home for families or those seeking a peaceful retreat, yet with the town centre, seafront and excellent schools at your fingertips.

Upon entering, you are welcomed into a bright and airy hallway that leads to an impressive, dual aspect, light flooded kitchen/lounge/diner. This main reception room, is light flooded and is perfect for entertaining guests, or for enjoying quiet evenings in, the rear lounge section. Bi-folding doors lead out from here, onto a lovely, low maintenance garden with attractive patio area. This perfect home, features three spacious double sized bedrooms, one of which is a master bedroom which features a modern en-suite for added convenience, making morning routines a breeze!

The contemporary design and thoughtful layout of this property, creates a true "home" in every sense of the word. With it's excellent local amenities and high specification, stylish finishes, this property is ready for you to move in and make it your own.



Council Tax Band: D



**Kitchen/Lounge**

25'3" x 18'3"

**Garage Annexe & 4th Bed  
potential**

22'7" x 9'9"

**Hall**

13'8" x 7'4"

**Bedroom 1**

11'2" x 10'4"

**En-suite**

7'3" x 5'0"

**Bedroom 2**

11'0" x 9'7"

**Bedroom 3 - currently used as  
Dressing Room**

10'1" x 8'3"

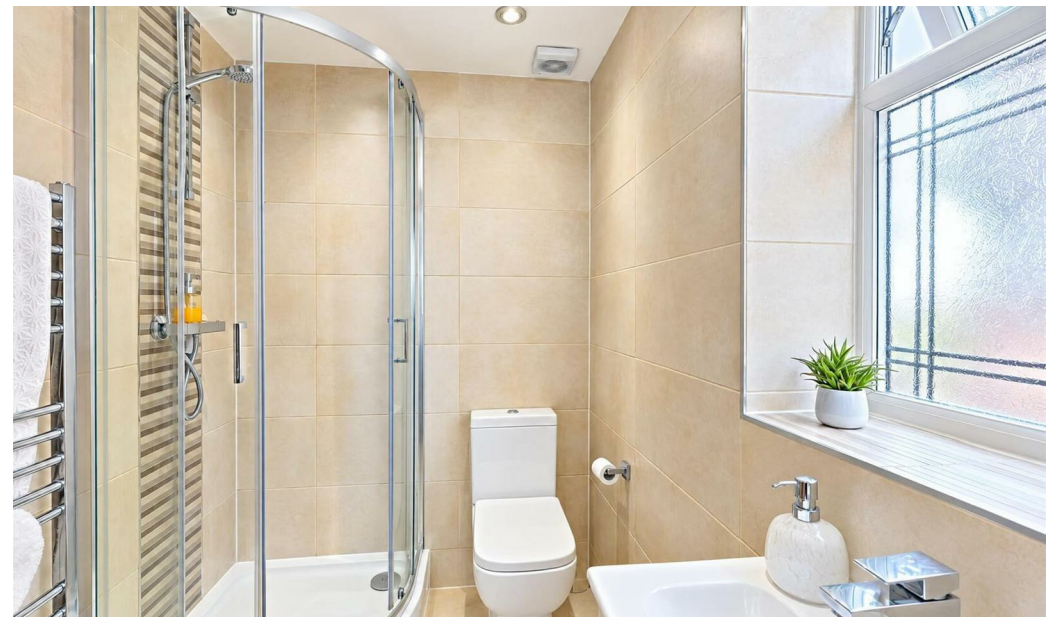
**Bathroom**

8'3" x 4'6"

**WC**

**Rear Garden**







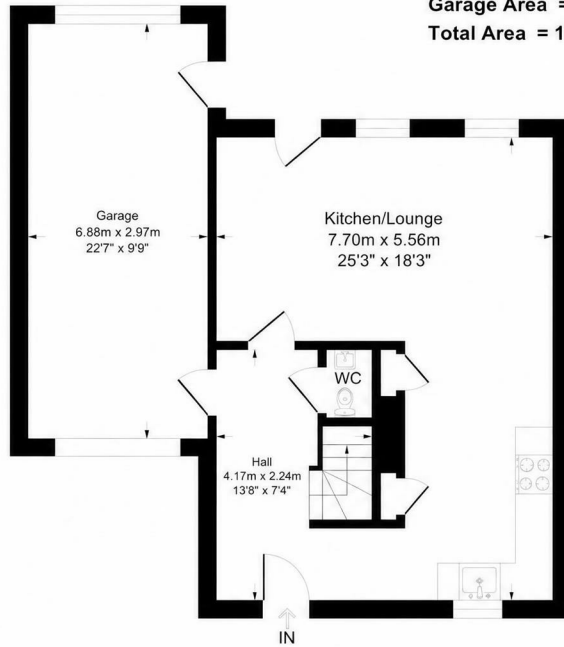


## Rosbach Road

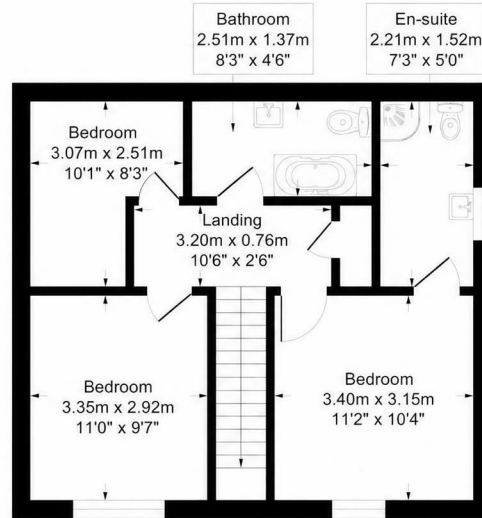
Approximate Gross Internal Floor Area = 91.3 sq m / 983 sq ft

Garage Area = 20.4 sq m / 220 sq ft

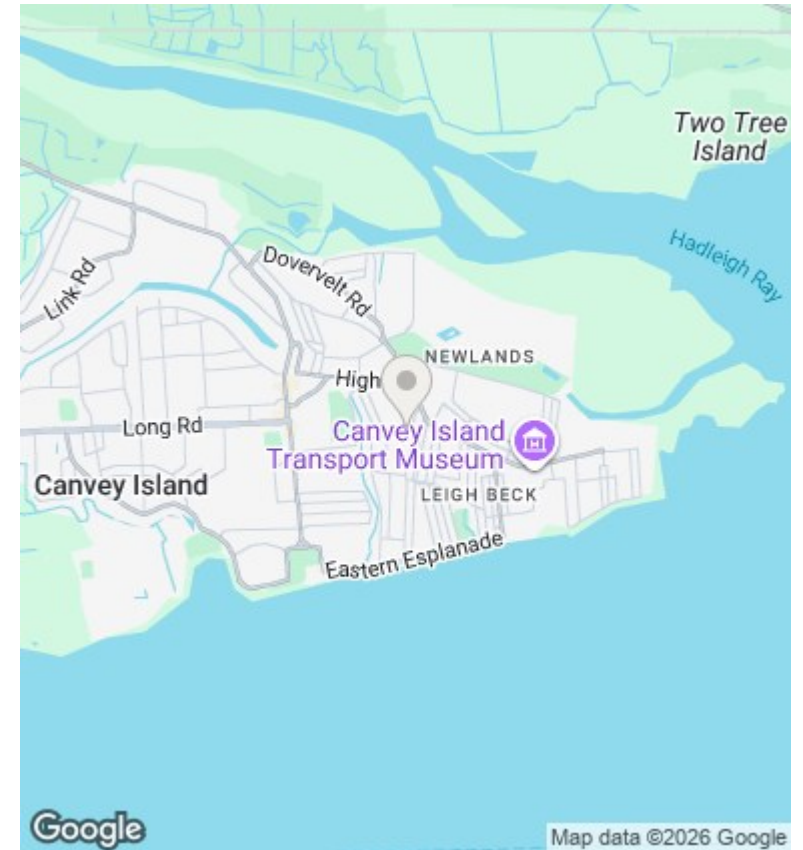
Total Area = 111.7 sq m / 1203 sq ft



Ground Floor



First Floor



## Directions

## Viewings

Viewings by arrangement only. Call 01702 933 597 to make an appointment.

## Council Tax Band

| Energy Efficiency Rating                    |           |                                                                                                                  |
|---------------------------------------------|-----------|------------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                        |
| Very energy efficient - lower running costs |           |                                                                                                                  |
| (92 plus) <b>A</b>                          | <b>85</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 |           |                                                                                                                  |
| England & Wales                             |           | EU Directive<br>2002/91/EC  |