



*23 Leigh Beck Lane*



# 23 Leigh Beck Lane Canvey Island Essex SS8 7PS

£415,000



**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. There are also double-glazed windows and doors throughout and a gas-fired boiler, ensuring warmth and efficiency throughout. This property is a wonderful opportunity for those seeking a family home in a desirable location, combining modern amenities with a welcoming atmosphere. Don't miss the chance to make this stunning house your new home.



## 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, and coving to the ceiling. Attractive cladding to the flank wall with an inset brick-style fireplace with a multi-fuel/wood burner and a wooden mantle

## 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, an 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, and coving to the ceiling.

### Bedroom One

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

Double-glazed window to the front elevation, radiator, and 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, and access to the loft.

### Bedroom Three

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

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

### Bedroom Four

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

Double-glazed window to the rear elevation, radiator, and 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, a chrome towel rail, and an 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, and 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 an adjacent window, power, and light. We understand from the owners that 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 .





TOTAL APPROX. FLOOR AREA 1968 SQ.FT. (182.9 SQ.M.)

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