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ESTATE AGENTS & VALUERS

richard
poyntz

£450,000



6. Juliers Road, Canvey Island, Essex, SS8 7EW

RICHARD POYNTZ & COMPANY -Nearing completion is this very spacious four bedroom detached family home. The property is located in this very popular location within walking distance of Canvey Island's seafront and the town centre and close to local schools, bus routes and doctors surgeries. The property has been finished to a very high specification. The accommodation includes a spacious entrance hall with lounge and study/fourth bedroom to the front to the rear across the full width of the property is an outstanding kitchen/family room fitted with an extensive range of kitchen units with various appliances to remain and with bi-folding double glazed doors opening onto the garden and completing the ground floor accommodation is the cloakroom and utility room. To the first floor is a very spacious landing with an equally spacious master bedroom suite measuring 19'4 in length with walk-in wardrobe and en-suite. There are two further bedrooms both of which are doubles and the second bedroom is a particularly good size measuring 18'4x11', completing the first-floor accommodation is the bathroom. In addition, the property occupies a much wider than average plot with good size garage measuring 22'8x9'10.



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- RICHARD POYNTZ - Very popular location close to town centre and the seafront
- Brand new four bed detached house nearing completion - High specification property with many outstanding features
- UPVC double glazed windows throughout including bi-folding doors opening onto the garden
- Very spacious kitchen/family room 32' in width with luxury fitted kitchen with various appliances to remain
- Utility room and cloakroom
- Ground floor fourth bedroom/study
- Separate lounge
- Three double size bedrooms to the first floor
- Master bedroom suite 19'4x10'11 with en-suite plus dressing room
- Luxury fitted bathroom (more details to follow)

Hall

Composite entrance door into the hall with stairs to the first floor, storage cupboard plus doors off to the accommodation.

Lounge 13'6x13' (4.11mx3.96m)

UPVC double glazed window to the front elevation, laminate flooring with radiator, flat plastered ceiling.

Kitchen/Family Room 32' max x 11'5 max reducing to 9'4 (9.75m max x 3.48m max reducing to 2.84m)

Double glazed bi-folding doors opening onto the garden, adjacent double glazed window to the rear elevation, wood laminate style flooring, flat plastered ceiling with inset spotlights, Further details of the kitchen will be supplied in due course but we understand from the vendors there will be a dishwasher and range cooker plus extractor unit. From here there is a door connecting into the utility room.

Utility Room 7'7x6'3 (2.31mx1.91m)

Study/Bedroom Four 10'7x7'3 (3.23mx2.21m)

Double glazed window to the front elevation, radiator, laminate flooring, flat plastered ceiling.

First Floor Landing

Very spacious landing with obscure double glazed window to the rear elevation and doors off to the accommodation plus storage cupboard.

Bedroom One 19'4x10'11 (5.89mx3.33m)

Double glazed window to the front with radiator, flat plastered ceiling, door to the walk-in wardrobe

Walk-in Wardrobe 6'5x5' (1.96mx1.52m)

En-Suite

Tiling to the walls and floor, obscure double glazed window to the rear. This room is to be fitted and further details will follow.



Bedroom Two 18'4x11' (5.59mx3.35m)

Double glazed window to the front with eaves storage plus radiator, flat plastered ceiling.

Bedroom Three 12'7x9'5 (3.84mx2.87m)

Double glazed window to the front elevation.

Bathroom

Rear Garden

Further details to follow

Front Garden

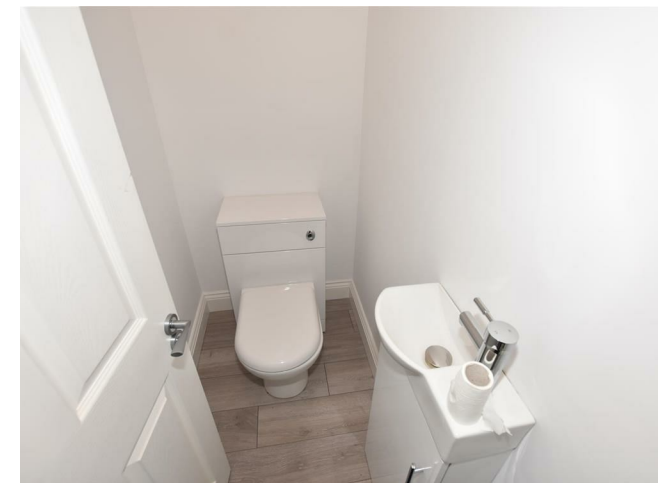
We understand there will be some form of off-street parking and run-up to the front door, recess area connecting to the garage.

Garage 22'8x9'10 (6.91mx3.00m)

External Image has been digitally enhanced the finish may alter during construction
Also included - further details to follow - state of the art sprinkler system



1ST FLOOR
APPROX. FLOOR
AREA 833 SQ.FT.
(77.4 SQ.M.)
TOTAL APPROX. FLOOR AREA 1818 SQ.FT. (168.9 SQ.M.)
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 as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given to their operability or efficiency can be given.
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