

46 The Driveway

RICHARD POYNTZ

46 The Driveway
Canvey Island
SS8 0AD

Offers In Excess Of £500,000

3 2 1

Nestled in one of Canvey Island's most sought-after locations, this stunning detached bungalow offers a perfect blend of comfort and convenience. With three generously sized double bedrooms, this property is ideal for families or those seeking extra space. The beautifully designed family shower room adds a touch of modern elegance, while the show-stopping family room/kitchen is sure to impress. Featuring bi-folding doors that seamlessly connect the indoor space to the expansive garden, this kitchen is perfect for entertaining or enjoying family meals.

The outdoor area is truly remarkable, boasting a huge garden complete with a log cabin, an outdoor kitchen, a well-maintained lawn, and a stylish decking area. Additionally, there is a convenient store area with a roller shutter door, providing ample storage solutions.

The property is conveniently located close to the town centre and the seafront, with easy access to bus routes and local shops. Castleview Secondary School is also just a short distance away, making this an ideal location for families.

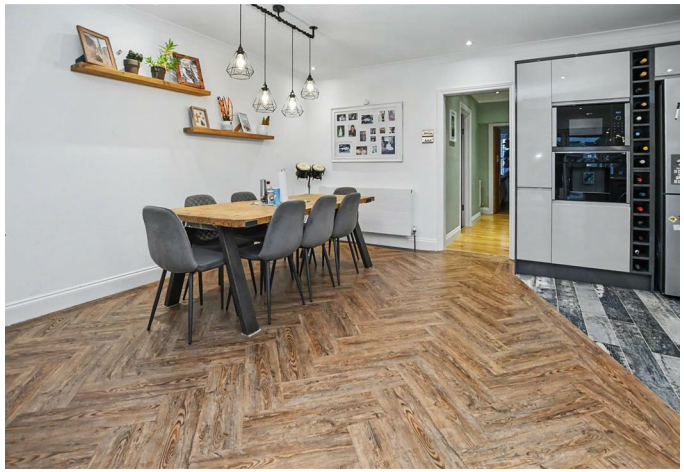
Further enhancing the appeal of this bungalow is the resin driveway and gas-fired central heating, ensuring comfort and practicality throughout the year. This property must be seen to be fully appreciated, offering a wonderful opportunity to enjoy a delightful lifestyle in a prime location on Canvey Island.











Hallway
Composite entrance door to the side elevation with obscured double-glazed insets giving access to a good-sized hallway with a coved flat plastered ceiling, loft hatch, oak doors off to the accommodation, radiator, and wood flooring

Family Room/Kitchen Area
25'9 x 22'1 (7.85m x 6.73m)
Coved flat plastered ceiling, three skylight windows, large UPVC double-glazed bi-folding doors to the rear elevation giving access to the garden, three radiators, two of which are vertical, in the kitchen area are modern units at base and eye level with matching drawers, square edge work surface over incorporating four ring electric hob with extractor over and separate waist height oven, built-in microwave, Neff coffee machine, space for American style fridge freezer, plumbing for washing machine, wine rack, ample room for table and chairs, wood and tiled effect flooring.

Bedroom One
14'11 x 12'2 (4.55m x 3.71m)
Coved flat plastered ceiling with inset spotlights, large UPVC double-glazed bay window to front elevation, two radiators, feature wallpaper decoration, carpet.

Bedroom Two
11'7 x 11'5 (3.53m x 3.48m)
Another good-sized double bedroom with a coved textured ceiling, UPVC double-glazed bay window to the front elevation, radiator, feature wallpaper decoration, wood flooring

Bedroom Three
12'6 x 8'10 (3.81m x 2.69m)
A further goodsized double bedroom with a coved flat plastered ceiling, UPVC double-glazed window to side elevation, radiator, wood flooring

Shower Room
Coved flat plastered ceiling with inset spotlights, obscured UPVC double-glazed window to side elevation, modern and contemporary tiling to walls, vinyl effect floor covering, radiator, chrome heated towel rail, modern three-piece shower room with large shower tray and glass screen, wall-mounted chrome shower, sink with chrome mixer taps inset to a large vanity unit which also incorporated the push-flush WC enclosed system.

Exterior

Rear Garden
Tiled paved patio area with lawn and decking, outdoor kitchen/bar area with pergola over, outside power points, bedding for plants, cushion floor chippings with soft play area, log cabin

Log Cabin
21 x 11'5 (6.40m x 3.48m)
Flat plastered ceiling, UPVC double-glazed bi-folding doors plus UPVC double-glazed window, two electric heaters, the room is currently divided into two parts, wood flooring

Outside Store Area
11'4 x 7'11 (3.45m x 2.41m)
Roller shutter door, power and light connected.

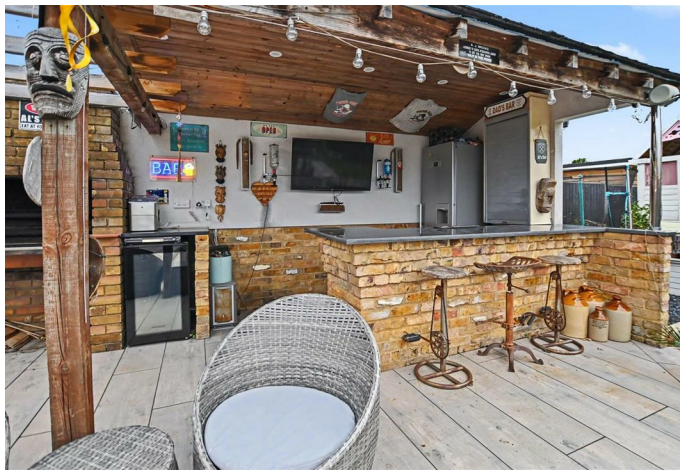
Front Garden
Resin driveway providing off-street parking for approximately two vehicles, fenced to one boundary, step up to the entrance door



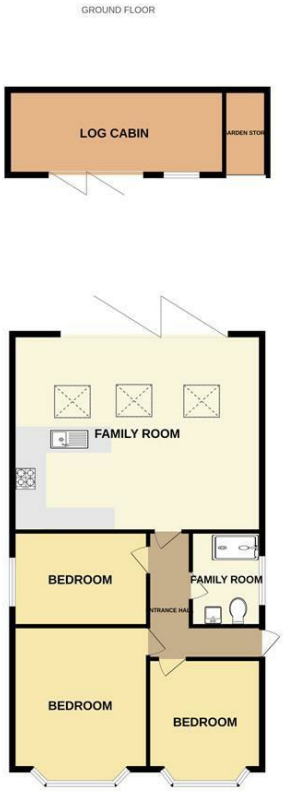












Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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