



Stephen Lane

To book a viewing of this home call, or email us on

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enquiries@stephenlaneestates.co.uk

Nevada Road, Canvey Island

£403,000 FREEHOLD



Speaking to the owners of this charming 4 bedroom home, it became apparent that this has been a happy home, over the two decades that they have lived there. But now, a change of location beckons, and this home can be yours.

- 4 Bedrooms
- Conservatory
- Drive and Garage
- Family Bathroom

- Family Home
- Fitted Kitchen
- Ground Floor Cloakroom
- Lounge and seperate diner

76 Furtherwick Road, Canvey Island, Essex, SS8 7AJ, 01268 514777

SALES - LETTINGS - MORTGAGES

Introduction

Tucked nicely away at the end of Nevada Road, you will find this good size family home, that has been home to the current owners for just over two decades.

The accommodation is of great size, in every room, and feels spacious and well presented.

Take a look at both the photos and the video, but don't hang around, otherwise disappointment awaits.

Ground Floor

Starting at the front of the home, you pass through a compact porch, and into the main entrance hall, which provides access to the majority of the ground floor rooms as well as numerous storage and utility cupboards

Enjoying the view into the quiet street ahead, is the large lounge, which has a central fireplace, giving it a natural focal point, and a great spot for the family to sit back and relax.

Moving to the back of the property, you find the kitchen, making the most of the garden view. It offers an extensive range of storage cupboards, and ample work surfaces, as well as a strategically placed sink, under the rear window. Built in fridge and freezer.

From the kitchen, you move to the dining room, which also enjoys a view into the garden across the conservatory. The dining room is a good size and comfortably houses a family size dining table and chairs, as well as leaving room for other furniture.

The conservatory is glazed to three aspects, and is the prime spot to enjoy the garden, whatever the weather.

Completing the ground floor layout is a cloakroom with low flush w.c and wash hand basin

First Floor

A landing is not usually a space that gets much of a mention, but here it sets the standard for the sizes that are about to greet you in the rooms, with its spacious feel.

There are two bedroom to the front (Beds 2 and 4) and two to the back (Beds 1 and 4) and all are an enviable size, with the Master Bedroom providing a range of fitted furniture including wardrobes, dresser and bedside cabinet

There is also a four piece bathroom, with separate walk in shower cubicle, panelled bath, wash hand basin and toilet.

Outside

The front of the property has a gated drive, which



leads to the attached garage, which is larger than standard, and also has rear access to the garden.

To the rear, the garden offers two raised decking areas, ideal for entertaining, as well as a paved patio.

There is a functional fishpond placed centrally to the garden, with the rest being laid to lawn

Measurements and other features

Lounge: 15'1 x 15'1

Kitchen: 9'7 x 9'4

Dining Room: 12'6 x 11'10

Conservatory: 12'4 x 9'9

Bedroom 1: 12'2 x 11 (to wardrobes)

Bedroom 2: 11'11 x 9'4

Bedroom 3: 9'6 x 8'7

Bedroom 4: 9'9 x 9'3

Bathroom:

Front and rear gardens

Garage and drive

Double glazing

Gas central heating

What type of buyer is suitable for this home?

The current owners have found a property to go to, with a complete chain, so a quick sale is desirable, and so a buyer in a position to proceed is ideal



For your Sat-Nav

SS8 8EY

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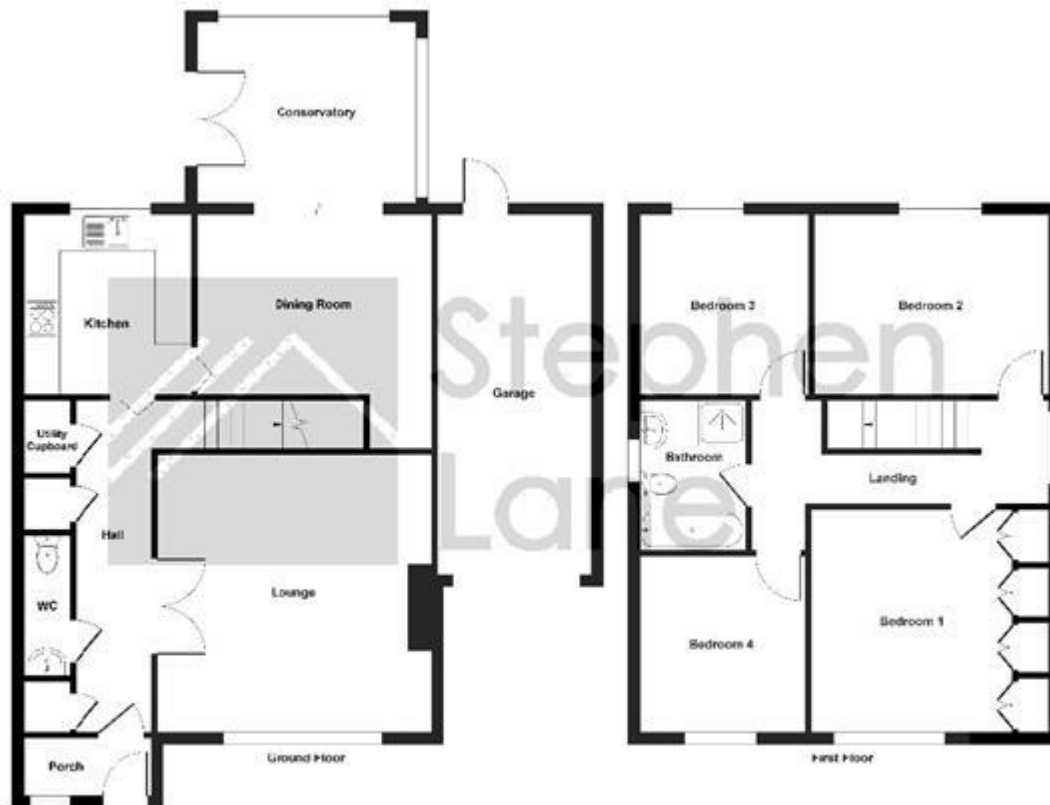


Illustration for identification purposes only. Measurements are approximate, not to scale.
Produced by Lismor Property

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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