



# COUNTRYSIDE ESTATES

205 HIGH ROAD • BENFLEET • ESSEX • SS7 5HY

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**120 Lionel Road, Canvey Island, SS8 9DY**

**£595,000 Freehold**

OFFERED WITH NO-ONWARD CHAIN AND BUILT TO A VERY HIGH SPECIFICATION, THIS IMMACULATELY PRESENTED FOUR BEDROOM DETACHED HOME SITUATED IN A QUIET CUL-DE-SAC. Offering stylish accommodation including open plan kitchen/diner with custom designed fitted kitchen with waterfall island. Bi-folding doors to rear leading onto the garden. Front to back lounge with feature wall, underfloor heating throughout ground floor and inset BOSE ceiling speakers To the first floor, four double bedrooms including an En-suite wet room to bedroom one in addition to the four piece suite main bathroom.

Beautifully landscaped rear garden incorporating a spacious sun patio, deck area for dining with outdoor kitchen and low maintenance AstroTurf and a row of planters with established olive trees. To the front of the property there is a block paved driveway providing off street parking.

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## Accommodation

Composite part glazed entrance door, leading to:

## Entrance Hall



Polished concrete flooring, underfloor heating, smooth plastered ceiling, TV and power points. Doors leading to:

## Kitchen/Diner 17'8" x 16'0" (5.4 x 4.9)



Upvc double glazed bi-folding doors to rear, polished concrete flooring, underfloor heating, smooth plastered ceiling inset spotlights and BOSE speaker, luxury custom designed by KUBE fitted kitchen with integrated appliances comprising, two SIEMENS high level ovens/grill, BORA induction hob with inset extractor fan, full height fridge and freezer, dishwasher. Quartz worktop with inset one and half sinks with chrome mixer tap and waste disposal, waterfall central island in matching Quartz. TV and power points, open plan to:



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**Utility 9'2" x 4'3" (2.8 x 1.3)**



**Lounge 20'4" x 9'2" (6.2 x 2.8)**



Upvc double glazed obscure window to side aspect, polished concrete flooring, underfloor heating, smooth plastered ceiling, range of fitted wall and base units with contrasting worktop and inset stainless steel sink with chrome mixer tap, space and plumbing for washing machine and tumble dryer, power points.

**Ground Floor Cloakroom**



Upvc double glazed window to front aspect, French doors leading out to rear garden, polished concrete flooring, underfloor heating, smooth plastered ceiling with inset spotlights and BOSE speaker, feature wall with inset alcoves, TV and power points.

Upvc double glazed obscure window to front aspect, polished concrete flooring, underfloor heating, smooth plastered ceiling with inset spotlights, wall mounted vanity unit and ceramic wash hand basin with brushed brass mixer tap, wall mounted W.C with concealed system.



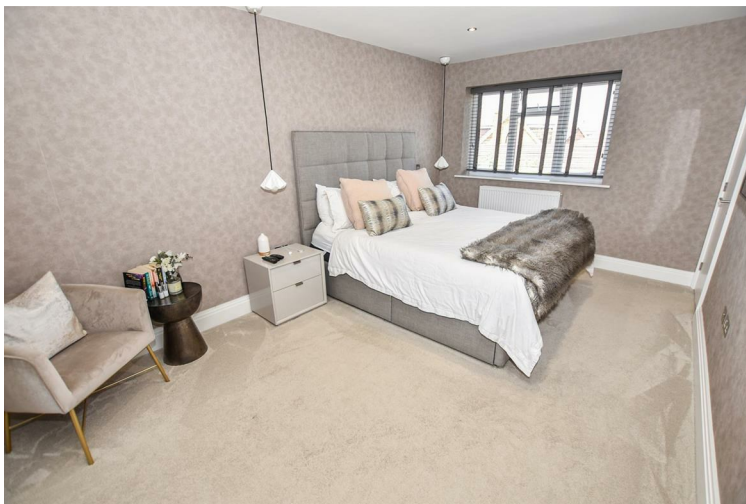
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## Landing



Carpet, smooth plastered ceiling with inset spotlights, radiator and power points. Doors leading to:

### Bedroom One 15'5" x 9'6" (4.7 x 2.9)



Upvc double glazed window to rear aspect, carpet, smooth plastered ceiling with inset spotlights and BOSE speaker, radiator, TV and power points.



## En-Suite



Upvc double glazed obscure window to rear aspect, tiled flooring, smooth plastered ceiling with inset spotlights, fully tiled walls, walk-in shower with brushed brass waterfall shower head and glass screen, wall mounted wash hand basin with brushed brass mixer tap, wall mounted W.C with concealed system, brass heated towel rail.

### Bedroom Four 11'1" x 8'2" max (3.4 x 2.5 max)



Upvc double glazed window to front aspect, carpet, smooth plastered ceiling with inset spotlights, radiator and power points. (Currently used as a dressing room and is open to bedroom one)



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### Bedroom Two 9'10" x 9'2" (3.0 x 2.8)



Upvc double glazed window to rear aspect, carpet, smooth plastered ceiling with inset spotlights, radiator, TV and power points. (Currently used as a Gym).

### Bedroom Three 9'10" x 9'2" (3.0 x 2.8)



Upvc double glazed window to front aspect, carpet, smooth plastered ceiling with inset spotlights, radiator, Tv and power points.

### Bathroom 8'2" x 5'6" (2.5 x 1.7)



Upvc double glazed obscure window to rear aspect, tiled flooring, smooth plastered ceiling with inset spotlights, fully tiled

walls, walk-in shower with chrome waterfall shower head and glass screen, freestanding oval bath, wall mounted wash hand basin with chrome mixer tap, wall mounted W.C with concealed W.C, chrome heated towel rail.

### Rear Garden



Beautifully landscaped ideal for entertaining, with sun patio and decked area for dining with outdoor kitchen, low maintenance astroturf and planters to borders with established olive trees, external lighting, power point and water tap. Side access to both sides.





**Outbuilding/Shed 9'10" x 9'10" max (3.0 x 3.0 max)**

Brick built, Upvc double glazed obscure door, lighting and power.

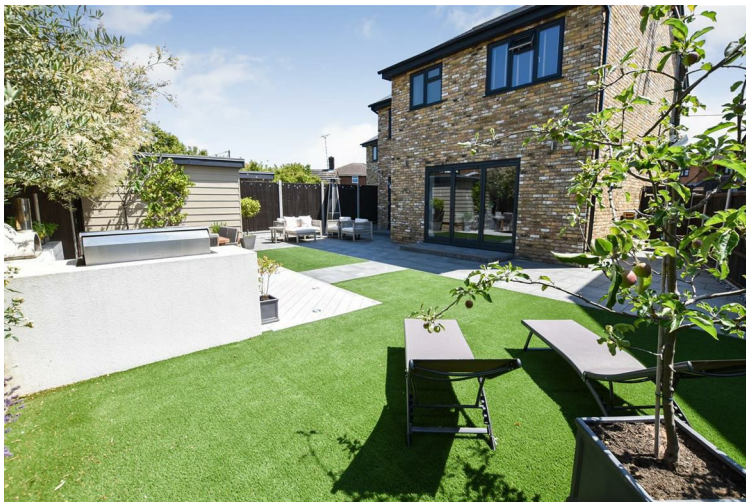
**Front Garden**



Low maintenance block paved driveway providing off street parking.

**Council Tax**

Castle Point Borough Council - Band E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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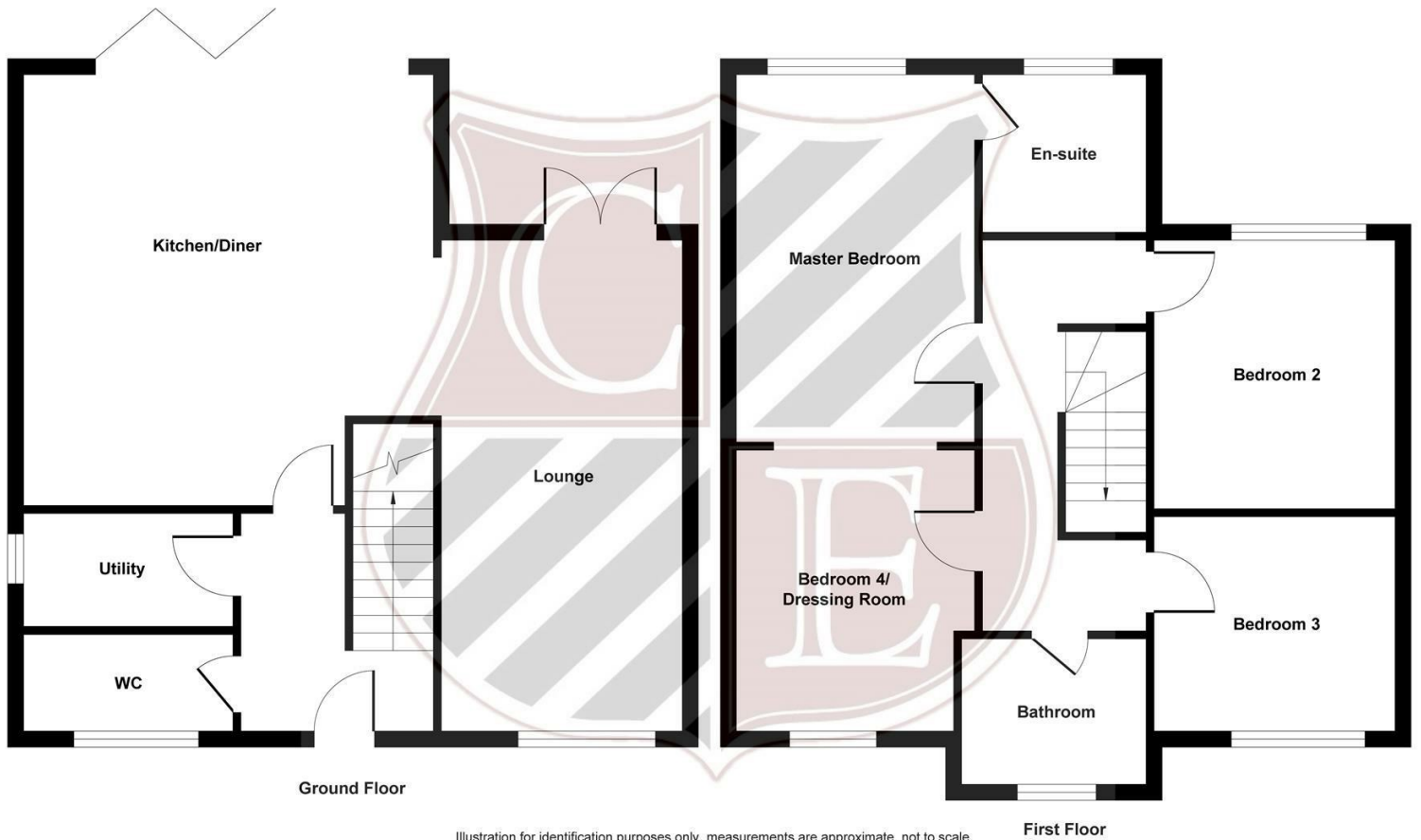


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