



8, Holmswood



**RICHARD
POYNTZ**

8, Holmswood Canvey Island SS8 8HY

Offers Over £375,000



This remarkable four-bedroom end-terraced house in the Newlands area is truly a sight to behold. Its extensive extensions and private cul-de-sac location make it a prime choice for those seeking proximity to Canvey's town centre. The property's exceptional presentation is apparent throughout, with a spacious block paved driveway accommodating up to three vehicles. The expansive rear garden is both low-maintenance and generously sized, featuring a lovely paved patio perfect for al fresco dining. The lounge is outstanding, boasting a second lounge currently utilized as an office. Abundant storage options are available throughout the property, including a sizable store cupboard off the dining room that can be adapted to a study area. Upstairs, a magnificent landing provides access to four generously-sized double bedrooms and a truly exceptional four-piece family bathroom. The property also features UPVC double-glazed windows and doors, a composite front door, and gas-fired central heating. To learn more about this remarkable property, please call the office at 01268 699599.



Porch

Composite entrance door to the front with three obscured double glazed insets giving access to the porch, flat plastered ceiling with inset spotlights, wallpaper decor, tiling to the floor, Oak door giving access to a dining room.

Cloakroom

Outstanding cloakroom with a modern two-piece white suite comprising of push flush w/c, sink with chrome mixer taps inset into a vanity unit, and tiled floor. Flat plastered ceiling, tiling to the walls, large store cupboard.

Lounge

17'8x12'2 (5.38mx3.71m)

A good size lounge with coved to flat plastered ceiling, UPVC double glazed window to the side plus obscured internal window with double opening glazed French style doors to the second lounge with windows to either side, wallpaper decor, two radiators one of which is a feature vertical radiator, carpet.

Dining Area

11'7x9'7 (3.53mx2.92m)

Coved to flat plastered ceiling, UPVC double glazed window to the front, attractive wallpaper decor, opening to the kitchen, and Oak doors to the lounge, large store cupboard/study, and cloakroom. Stairs to the first-floor accommodation. Tiled flooring.

Study/Large Store Cupboard

6'1x2'11 (1.85mx0.89m)

Coved to flat plastered ceiling with shelving and cupboard, tiling to the floor.

Kitchen

15'3x6'10 (4.65mx2.08m)

Another outstanding room, a flat plastered ceiling with inset spotlights, UPVC double glazed window to the front, radiator, tiling to the splashback areas, and tiling to the floor. Modern Cream units at base and eye-level with matching drawers all with chrome handles,

rolled top work surfaces over incorporating 1¼ stainless steel drainer sink with chrome mixer taps, space for range style oven with extractor over, plumbing for dishwasher, and washing machine, space for a large American style fridge/freezer.

Second Lounge

16'1x9'1 (4.90mx2.77m)

Another excellent room that is currently being utilized as a study, coved to flat plastered ceiling, UPVC double glazed French style doors giving access to the garden, and UPVC double glazed window to the rear, radiator. Fitted units plus bespoke modern desk to remain. Wood flooring.

First Floor Landing

Coved to flat plastered ceiling with inset spotlights, access to the loft, wallpaper decor with dado rail, wood paneling, and half wallpaper decor on the stair area, doors off to the accommodation, door to the store cupboard, carpet.

Bedroom One

15'3x11' (4.65mx3.35m)

Superb size double bedroom, coved to flat plastered ceiling, UPVC double glazed window to the front, radiator, fitted wardrobes and bedside table, and chest of drawers to remain, carpet.

Bedroom Two

13' max into door recess x 9'6 (3.96m max into door recess x 2.90m)

A good size double bedroom with coved to flat plastered ceiling, UPVC double glazed window to the rear, radiator, feature wallpaper decor to one wall, carpet.

Bedroom Three

12'3x7'6 (3.73mx2.29m)

Coved to flat plastered ceiling, UPVC double glazed window to the rear, radiator, feature wallpaper decor to one wall, carpet.

Bedroom Four

12'1x6'7 (3.68mx2.01m)

A further good size double bedroom, coved to flat plastered ceiling, obscured UPVC double glazed window to the side, radiator, carpet.

Bathroom

A truly outstanding modern, and contemporary room, flat plastered ceiling with inset spotlights, obscured UPVC double glazed window to the front, attractive modern tiling to the walls and floor with underfloor heating, chrome heated towel rail, modern four piece white suite comprising of low-level w/c with lever handle, bowl style sink with freestanding chrome mixer taps with vanity cupboard under, bath with chrome mixer taps, and shower attachment, shower enclosure with glass bi-folding door and wall mounted chrome shower.

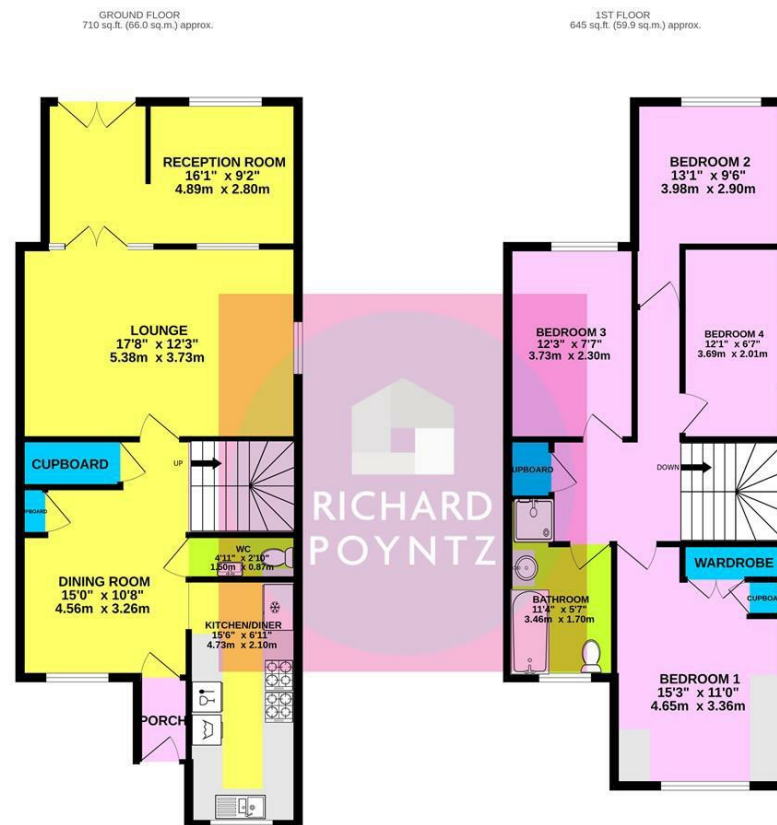
Front Garden

Block paved driveway providing off-street parking for approximately three vehicles.

Rear Garden

As previously mentioned much larger than average low-maintenance rear garden with a good size paved patio area, artificial lawn, summerhouse to remain with fencing to the boundaries, gate to the side giving access to the front.





TOTAL FLOOR AREA: 1355 sq.ft. (125.9 sq.m.) approx.
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