



55b. Hannett Road



RICHARD  
POYNTZ



# 55b. Hannett Road Canvey Island Essex SS8 8LP

£310,000



Located in the ever-popular Small Gains area, just a stone's throw from the playing fields and with easy access to Canvey Heights, this superb one-bedroom chalet-style home—built only seven years ago—offers spacious and contemporary living throughout.

The accommodation begins with a welcoming entrance hall and handy ground-floor cloakroom. To the rear, a generous lounge opens directly onto the garden, creating a bright and sociable living space. The stylish, fully fitted kitchen comes complete with an oven, hob, dishwasher, and fridge freezer, all integrated for convenience.

Upstairs, the exceptionally large main bedroom (measuring 18'6 x 12'7) provides outstanding space, complemented by a modern family bathroom.

Externally, the property boasts a low-maintenance paved garden, enhanced by the inclusion of a hot tub, plus a versatile summerhouse/office with power that could also serve as an occasional bedroom. To the front, there is parking together with access to a limited-length carport.

This is a rare opportunity to acquire a modern home that combines stylish interiors with versatile outdoor space, all set within one of Canvey's most desirable locations.



## Hallway

Double glazed entrance door into a spacious entrance hall with laminate flooring, doors off to the ground floor accommodation, stairs connecting to the first floor with storage under.

## Lounge

14'11 x 11'9 (4.55m x 3.58m)  
Double glaze French doors opening onto the garden, laminate flooring, flat plastered ceiling, radiator.

## Kitchen

10'2 x 8'6 (3.10m x 2.59m)  
Double glazed window to the rear elevation, double glazed door at the side elevation, stylish modern kitchen with coloured units and drawers at base level, worksurfaces over with inset stainless steel sink, inset hob, oven, fridge freezer, dishwasher included, cupboard housing gas fired boiler, extractor unit and units to either side.



### **Cloakroom**

Double glazed window to the front elevation, low level wc, radiator, vanity unit with inset wash hand basin.

### **First Floor Landing**

Double-glazed to the side elevation, eaves storage, doors to bedroom and bathroom.

### **Bedroom One**

18'6 x 12'7 (5.64m x 3.84m)

Double glazed to front, flat plastered ceiling, radiator.



### **Bathroom**

Double glazed to side, chrome towel rail, suite comprising panelled bath with overhead shower, close coupled low level wc and vanity unit with inset wash hand basin.

### **Exterior**

#### **Front Garden**

Block paved parking to the front connecting to a limited length carport, side access to rear garden.



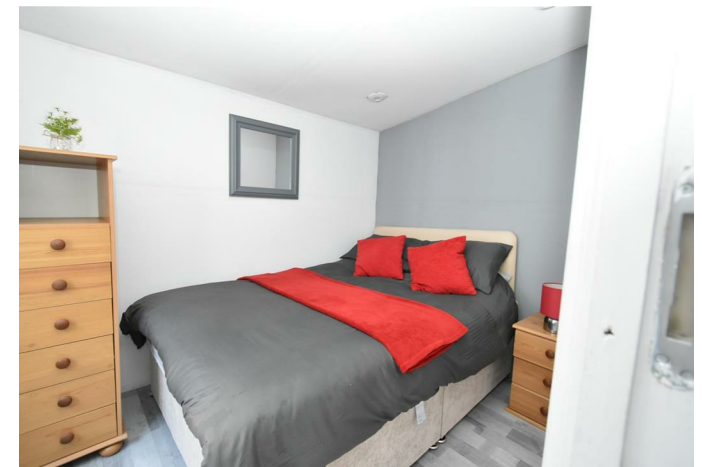
#### **Rear Garden**

A paved rear garden, fenced to boundaries, outside tap, hot tub to remain.

### **Summerhouse/Office/Occasional Bedroom**

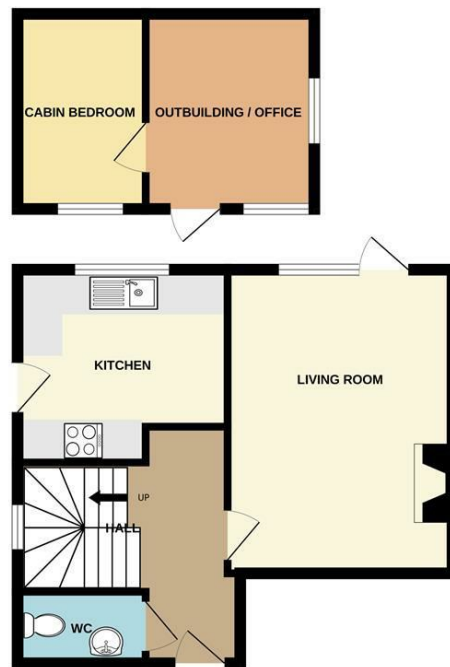
(9'4 x 8'4) & (9'8 x 6'11) ((2.84m x 2.54m) & (2.95m x 2.11m))

With power and could be utilised as an occasional bedroom, office, or games room. It comprises two rooms: one room is 9'4 x 8'9, and the second room is 9'8 x 6'11.

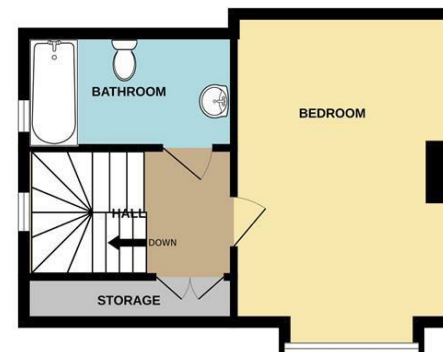




GROUND FLOOR



1ST FLOOR



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