



38, Dovervelt Road



**RICHARD
POYNTZ**

38, Dovervelt Road Canvey Island SS8 8DY

£345,000



Richard Poyntz & Company is delighted to offer for sale this well-presented, spacious, Three-Bedroom Detached House situated in a prime location on Canvey Island. The property is conveniently located a short distance from Canvey Creek, the town centre, schools, shops, and bus routes, and it has a convenience store within walking distance.

The property features off-street parking for approximately three to four vehicles, a garage with a workshop, and a decked and lawned rear garden. Inside, the property boasts a porch leading to a spacious hallway with stairs to the first-floor accommodation, a large lounge/diner, a ground-floor cloakroom, a modern UPVC double-glazed conservatory, and a fitted kitchen with an oven, hob, and extractor (which will remain).

Upstairs are three generously sized bedrooms and a stunning modern and contemporary four-piece family bathroom. The property also benefits from UPVC double-glazed windows and doors throughout, a composite-style entrance door, and gas-fired central heating.

Viewing is highly recommended to appreciate the size of the accommodation on offer.



Porch

UPVC entrance door to front with obscure double-glazed insets with an obscure double-glazed window next to it and gives access to the porch, coved textured ceiling, radiator, door to the hallway and door to cloakroom, tiled flooring.

Hallway

Coved textured ceiling, stairs to first-floor accommodation, radiator, door to lounge, tiled flooring.

Cloakroom

Coved textured ceiling, obscure UPVC double glazed window to the front, radiator, half wallpaper decoration and tiling to walls, two-piece cloakroom suite comprising close-coupled level-handle WC, sink with chrome mixer taps with cupboard under, tiled flooring.

Lounge/Diner

25'5 x 12'5 (7.75m x 3.78m)

Superb-sized room with coved textured ceiling, UPVC double glazed window to front plus UPVC French style doors to rear giving access to the conservatory with UPVC windows either side, two radiators, tiled flooring, opening to kitchen.

Kitchen

11'10 x 7'8 (3.61m x 2.34m)

Flat plastered ceiling, UPVC double glazed window to rear and side, half UPVC double glazed door also to rear giving access to the garden, wall mounted Glo Worm boiler, tiling to splashback areas, tiled to the floor, wood units at base and eye level with matching drawers all with handles and roll top work surfaces over incorporating a four ring electric hob and oven under and pull out extractor over, one and a quarter stainless steel inset sink and drainer with chrome mixer taps, plumbing for washing machine and dishwasher, space for fridge freeze and tumble dryer.



Conservatory

9'10 x 7'9 (3.00m x 2.36m)

Perspex sloping roof, UPVC double glazed windows to three aspects plus UPVC double glazed double opening doors to side giving access to the garden, carpet.

First Floor Landing

Coved textured ceiling, UPVC double glazed window to side, radiator, doors off to accommodation, airing cupboard, carpet.

Bedroom One

13'7 x 11'3 maximum (4.14m x 3.43m maximum)

Superb sized double bedroom, coved flat plastered ceiling, UPVC double glazed window to front, radiator, carpet.

Bedroom Two

12' x 11'4 maximum (3.66m x 3.45m maximum)

A further good size double bedroom, coved flat plastered ceiling, loft hatch, UPVC double glazed window to rear, radiator, wood flooring.

Bedroom Three

8'8 x 7'1 (2.64m x 2.16m)

Again a further good-sized room which has a coved flat plastered ceiling, UPVC double glazed window to the front, radiator, fitted mirrored wardrobes, wood flooring.

Bathroom

Has a flat plastered ceiling, obscure UPVC double glazed window to rear, chrome heated towel rail, modern contemporary tiling to walls, vinyl floor covering, modern four-piece white suite comprising of a push flush wc, large sink set into a white gloss vanity unit with chrome mixer taps, panelled bath with chrome mixer taps and shower attachment, large shower tray with glass screen and sliding glass doors and wall mounted twin head shower.

Exterior

Rear Garden

Commences with a large decked area ideal for table and chairs with step down to a paved patio area, remainder laid to lawn with bedding to one side for plants, also a Palm Tree, fenced to boundaries.

Front Garden

Has a large shingled driveway providing off-street parking for approximately Three to Four Vehicles, fencing and brick wall to boundaries.

Garage

Up and over door with power and light connected, door giving access to a workshop.

Workshop

has a door to the rear which gives access to the garden.





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.
Made with Metropix ©2024

Misrepresentation Act 1967: These details are prepared as a general guide only, and should not be relied upon as a basis to enter a legal contract or commit expenditure. And any interested party should rely solely on their own Surveyor, Solicitor/Conveyancer or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the Agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by the Agent or any member of Staff, as only a specific written confirmation can be provided. The Agent will not be responsible for any loss other than what specific written confirmation has been requested.

Property Misdescription Act 1991 The Agent has not tested any apparatus, equipment, fixture, fittings or services and so does not verify they are in working order, fit for purpose, or within ownership of the sellers, therefore the buyer must assume the information is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property. A buyer must assume the information is incorrect until it has been verified by their own Solicitors/Conveyancers. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph or plans for the property. Photographs of the interior of the property are given purely to give an indication of décor/style etc., and does not imply that any furniture/fittings etc., are included. A fixtures & fittings list will be provided by the Solicitors/Conveyancers in due course. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts.



Tel No: 01268 699 599 | Fax: 01268 699 080 | Email: rp@richardpoyntz.com
Registered Office: Richard Poyntz & Company, 11 Knightswick Road, Canvey Island SS8 9PA

Partners: Richard P. Poyntz F.N.A.E.A., James R. Poyntz M.N.A.E.A., Anna L. Poyntz & Sara Poyntz • V.A.T No: 731 4287 45
 Richard Poyntz & Co (Partnership) is an introducer appointed representative of Stonebridge Mortgage Solutions Ltd for mortgage and insurance introductions.
 Stonebridge Mortgage Solutions Ltd is authorised and regulated by the Financial Conduct Authority.

