



15b Northfalls Road



**RICHARD
POYNTZ**

15b Northfalls Road Canvey Island SS8 7QG

£425,000



Nestled on Northfalls Road in the charming Canvey Island, this impressive five-bedroom semi-detached house offers a perfect blend of space and comfort, making it an ideal family home. Just a short stroll from the picturesque Canvey Island Seafront and within close proximity to Leigh Beck Infants and Junior School, this property is perfectly situated for both leisure and education.

Upon entering, you are greeted by a welcoming hallway that leads to a spacious lounge diner, perfect for entertaining guests or enjoying family time. The well-appointed kitchen, which is complemented by a second kitchen or dining room, provides ample space for culinary adventures. A convenient lean-to and a ground-floor cloakroom add to the practicality of this delightful home.

The first floor features five generously sized bedrooms, ensuring that each person has their own private space. A modern shower room serves this level, offering a contemporary touch to the home. Outside, the property benefits from a driveway and garage, providing secure parking and additional storage. The good-sized rear garden is a wonderful space for outdoor activities, gardening, or simply relaxing in the sun.

With gas-fired central heating and some double glazing, this home is both comfortable and energy-efficient. Offered with no onward chain, this property is a must-see for those seeking a spacious family residence in a desirable location. Don't miss the opportunity to make this house your home.



Hallway
UPVC entrance door to the front with obscured double-glazed insets giving access to the hallway with flat plastered ceiling, wallpaper decoration, radiator, stairs to first-floor accommodation, doors off to some of the ground-floor accommodation, and wood laminate flooring.

Cloakroom
Flat plastered ceiling, obscured UPVC double-glazed to the front elevation, radiator, tiling to splashback areas, wood laminate flooring, low-level lever handle wc, corner sink unit inset into a vanity cupboard with chrome mixer tap.

Lounge/Diner
20'9 x 11'7 (6.32m x 3.53m)
Excellent-sized lounge/diner with flat plastered ceiling, UPVC double-glazed window to the front elevation, glazed French doors with glazed windows on either side giving access to the lean-to, three radiators, feature brick-built fireplace with complementary shelving, feature wallpaper decoration to one wall, ample room for dining table and chairs, and carpet.

Lean-To
12 x 8'6 (3.66m x 2.59m)
Perspex sloping room, glazed windows to three aspects, plus sliding glazed patio doors giving access to the garden.

Kitchen
12'3 x 8'11 (3.73m x 2.72m)
Textured ceiling, UPVC double-glazed window to the rear elevation, traditional wood units at base and eye level with matching drawers all with handles, roll top worksurfaces over, tiling to splashback, inset one and a quarter stainless steel sink and drainer with chrome mixer taps, five ring gas hob with separate waist height oven, built in store cupboard, serving hatch through to the lounge/diner, opening to the dining room/second kitchen, vinyl floor covering.

Dining Room /Second Kitchen
10'9 x 8'5 (3.28m x 2.57m)
Textured ceiling, half UPVC double-glazed door giving access to the garden, plus UPVC double-glazed window to the side and to the rear elevations, traditional wood units at base and eye level, glass display cupboard with matching drawers, roll top worksurface, wall-mounted boiler, radiator, and vinyl floor covering.

First Floor Landing

Textured ceiling, loft hatch, wallpaper decoration, carpet, and doors to the accommodation.

Bedroom One

11'8 x 11'7 (3.56m x 3.53m)

Excellent size double bedroom with a textured ceiling, UPVC double-glazed window to the front elevation, radiator, and carpet.

Bedroom Two

13'4 x 8'9 (4.06m x 2.67m)

Another good-sized double bedroom with a textured ceiling, UPVC double-glazed window to the rear elevation, radiator, wallpaper decoration, and carpet.

Bedroom Three

11'2 x 10'1 (3.40m x 3.07m)

A further good-sized double bedroom, flat plastered ceiling, UPVC double-glazed window to the front elevation, built-in store cupboard plus a range of fitted wardrobes with top boxes and dressing table, feature wallpaper decoration to one wall, radiator, and carpet.

Bedroom Four

10'8 x 9 max (3.25m x 2.74m max)

Another good-sized bedroom which has a textured ceiling, UPVC double-glazed window to the rear elevation, feature wallpaper decoration to one wall, radiator, and carpet.

Bedroom Five

9'2 x 8 (2.79m x 2.44m)

Again, a good-sized bedroom, flat plastered ceiling, UPVC double-glazed window to the front elevation, built-in store cupboard, radiator, wallpaper decoration, and carpet.

Shower Room

Flat plastered ceiling, obscured UPVC double-glazed window to the rear elevation, attractive tiling to walls and part wood panelling, vinyl floor covering, chrome heated towel rail, modern three-piece white suite comprising of a push flush wc, sink with chrome mixer taps into white gloss vanity unit, large shower tray with glass screening and doors, and wall-mounted shower.

Exterior

Rear Garden

Has various paved patio areas and a hardstanding pathway with decorative stone, a bedded area with plants, shrubs, etc, a lawn, fencing to boundaries, a gate to the side giving access to the front of the property, outside tap.

Front Garden

Has a hardstanding driveway providing off-street parking with a paved area and decorative stone, various shrubs with brick-built and hedging to boundaries, step up to the entrance door.

Garage

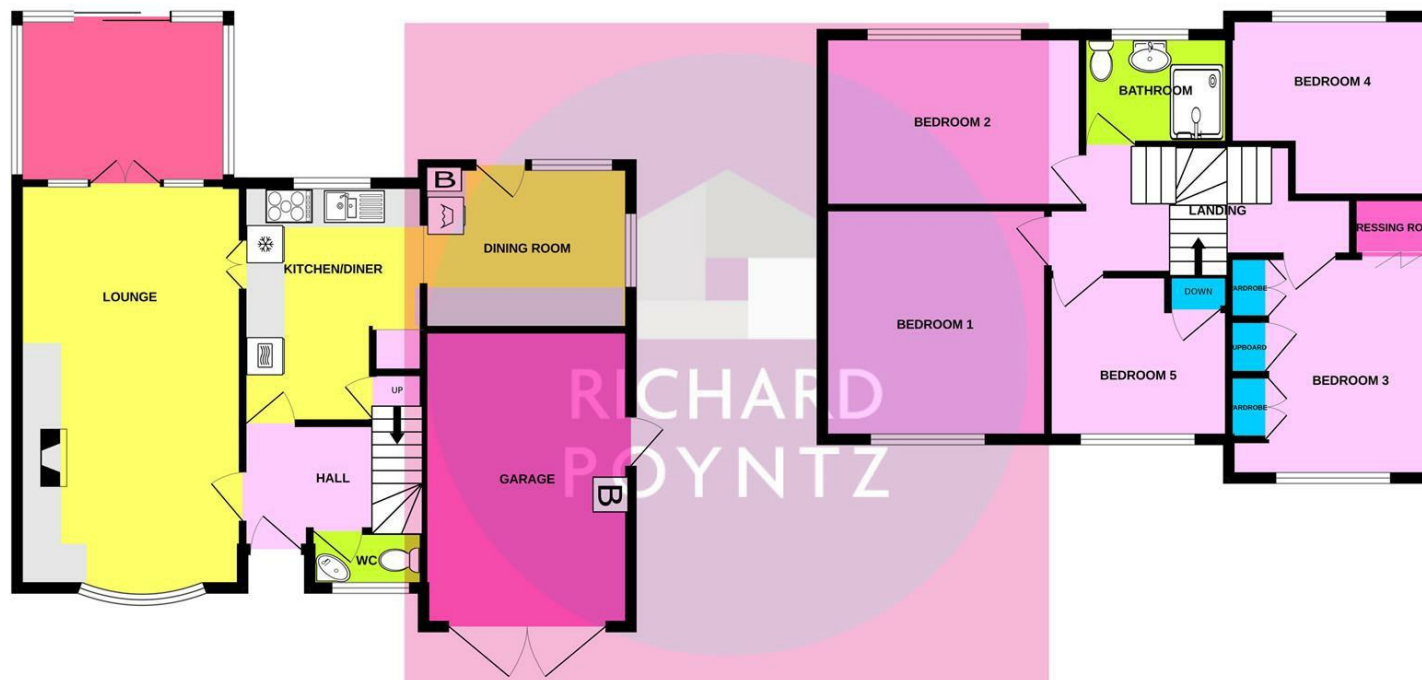
16'2 x 10'8 (4.93m x 3.25m)

Has an up-and-over door and power and light connected.



GROUND FLOOR
772 sq.ft. (71.7 sq.m.) approx.

1ST FLOOR
687 sq.ft. (63.8 sq.m.) approx.



TOTAL FLOOR AREA : 1459 sq.ft. (135.5 sq.m.) approx.

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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
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