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Winterswyk Avenue, Canvey Island £475,000

- NEW BUILD 2023 FOUR BEDROOMS DETACHED HOUSE
- FINISHED TO A HIGH SPECIFICATION
- 10 YEAR WARRANTY
- UNDERFLOOR HEATING THROUGHOUT GROUND FLOOR
- 16' KITCHEN/DINER WITH INTEGRATED APPLIANCES
- 15' RECEPTION ROOM
- 23' ATTACHED GARAGE/UTILITY ROOM
- GROUND FLOOR WC
- FIRST FLOOR 4 PIECE BATHROOM





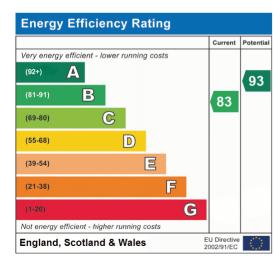
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1ST ELOOR

667 sq.ft. (62.0 sq.m.) approx.

TOTAL FLOOR AREA': 1418 sq.tt. (131.7 sq.m.) approx. With revery and reverse the second with the second of the thospital costantiane from measurements of slows, and reverse that the second with the second of the second second base of the second consistent or measurement. This gain is the site state of the second second base of the second second second base of the second seco



GROUND FLOOR

751 sq.ft. (69.7 sq.m.) approx.

Appointments to view and offers to purchase must be made through Patterson Hawthorn. These particulars are produced for guidance only and do not form any part of an offer or Contract. These particulars, whilst believed to be accurate are to be used for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Patterson Hawthorn has the authority to make or give any representation of warranty in respect of the property. Patterson Hawthorn have not tested any services or appliances in the property, prospective purchasers should satisfy themselves with regard to the working order of these.



GROUND FLOOR

Front Entrance

Via composite door opening into:

Hallway

Opaque double glazed windows to front, Amtico flooring with underfloor heating, stairs to first floor, under stairs storage cupboard housing underfloor heating unit.

Reception Room

4.86m x 2.98m (15' 11" x 9' 9") Double glazed windows to front, inset spotlights to ceiling, fitted carpet with underfloor heating.

Kitchen / Diner

5.02m x 3.73m (16' 6" x 12' 3") Inset spotlights to ceiling, double glazed windows to rear, a range of matching wall and base units, stonework surfaces, inset sink and drainer with mixer tap, four ring electric hob, extractor hood, integrated double oven, integrated fridge, integrated freezer, integrated dishwasher, stone splash backs, Amtico flooring with underfloor heating, uPVC framed double doors to rear opening to rear garden.

Attached Garage / Utility Room

7.2m x 2.91m (23' 7" x 9' 7") Power and lighting, electric roller door to front, double glazed windows to rear, laminate work surface, inset sink and drainer with mixer tap over base unit, washing machine, boiler, uPVC door to rear opening to rear garden.

Ground Floor WC

3.0m x 1.12m (9' 10" x 3' 8") Inset spotlights to ceiling, double glazed windows to side, floating WC, hand wash basin with stone splash back set on a pair of drawers, Amtico flooring with underfloor heating.







FIRST FLOOR

Landing

Loft hatch to ceiling, inset spotlights to ceiling, built-in storage cupboard, radiator, fitted carpet.

Bedroom One

4.0m x 3.48m (13' 1" x 11' 5") > 2.85m (9' 4") Inset spotlights to ceiling, double glazed windows to rear, radiator, fitted carpet.

Ensuite Shower Room

2.6m x 1.3m (8' 6" x 4' 3") Inset spotlights to ceiling, opaque double glazed windows to side, low-level flush WC, hand wash basin with mixer tap set upon a pair of drawers, rainfall shower cubicle, chrome hand towel radiator, tiled walls, tiled flooring.

Bedroom Two

4.5m x 2.7m (14' 9" x 8' 10") Inset spotlights to ceiling, double glazed windows to front, radiator, fitted carpet.

Bedroom Three

3.45m x 2.39m (11' 4" x 7' 10") Inset spotlights to ceiling, double glazed windows to rear, radiator, fitted carpet.

Bedroom Four

3.35m x 2.2m (11' 0" x 7' 3") Double glazed windows to front, radiator, fitted carpet.

Bathroom

3.55m x 1.84m (11' 8" x 6' 0") Inset spotlights to ceiling, double glazed windows to rear, low-level flush WC, hand wash basin set upon drawer units, tiled bath, rainfall shower cubicle, chrome hand towel radiator, tiled walls, tiled flooring.

EXTERIOR

Rear Garden

9.6m x 9.31m (31' 6" x 30' 7") Part laid to sandstone patio, part laid to lawn, decorative pebble flowerbed border to rear, access to front via timber gate.

Front Exterior

Mostly paved, giving off street parking in front of garage, small decorative pebbled flowerbed border, small laid to lawn area.