


TOTAL FLOOR AREA: 1418 sq.ft. (131.7 sq.m.) approx.

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 here are not been tested and no guarantee as to their operability or efficiency can be given.  
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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



## 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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## **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.

