

Canute Close, Canewdon, SS4 3PX



£485,000

Situated in the semi rural village of Canewdon is this immaculate and extended four bedroom detached family home occupying a wider than average corner plot within a quiet cul de sac and benefiting from having open plan living accommodation and unoverlooked views from the rear garden. Ideally situated to local shops, pub and countryside walks.

Viewing highly recommended.

EPC Rating: C.

Our Ref 18234



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Company No. 4510230 VAT Registration No. 725 9879 75

Entrance via double glazed entrance door to

ENTRANCE PORCH

Glazed door to

ENTRANCE HALL

Stairs to first floor accommodation. Under stairs storage cupboard. Oak doors to all ground floor rooms. Wood effect flooring. Coving to ceiling. Radiator.



RECEPTION ROOM 17' 5" x 8' 4" (5.31m x 2.54m)

Double glazed window to the front aspect. Double glazed French doors to the side. Wood effect flooring. Coving to ceiling. Inset LED spot lights. Radiator.



LOUNGE/DINER 23' 11" max x 21' 4" max (7.29m x 6.5m)

Double glazed bay windows to the front aspect. Double glazed window to the rear aspect. Double glazed windows to the side aspect. Double glazed French doors to the side. Feature fireplace with inset log burner. Breakfast bar. Wood effect flooring. Textured ceiling. Inset LED spot lights. Radiators.



KITCHEN 18' 8" x 9' 3" (5.69m x 2.82m)

Double glazed window to the rear aspect. Range of base and eye level units. Roll edge work surfaces. Inset one and half stainless steel sink drainer unit. Space for freestanding Range cooker with stainless steel splash back and extractor chimney. Textured ceiling. Inset LED spot lights.



BEDROOM TWO 12' 3" x 10' 7" (3.73m x 3.23m)

Double glazed window to the front aspect. Textured ceiling. Radiator.



BEDROOM THREE 12' 3" x 9' 3" (3.73m x 2.82m)

Double glazed window to the side aspect. Coving to textured ceiling. Radiator.

UTILITY ROOM 8' 4" x 5' 5" (2.54m x 1.65m)

Double glazed window to the side aspect. Base units. Space for appliances. Space for American style fridge/freezer. Wall mounted boiler. Tiled floor.

GROUND FLOOR CLOAKROOM/WC

Low level WC with concealed cistern. Wall mounted wash hand basin. Tiled floor. Tiled walls. Radiator.

FIRST FLOOR ACCOMMODATION

LANDING

Double glazed window to the front aspect.

BEDROOM ONE 15' 6" x 11' 1" (4.72m x 3.38m)

Double glazed window to the front aspect. Double glazed French doors to JUILLETTE BALCONY. Coving to textured ceiling. Radiator.



BEDROOM FOUR 11' 6" x 8' 9" (3.51m x 2.67m)

Double glazed window to the side aspect. Built in storage cupboard. Coving to textured ceiling. Radiator.



SHOWER ROOM 9' 5" x 5' 1" (2.87m x 1.55m)

Obscure double glazed window to the rear aspect. Low level WC. Bidet. Wall mounted wash hand basin. Walk-in shower area with Waterfall shower head and wall mounted chrome mixer tap. Built-in high gloss storage cupboards. Tiled walls. Inset LED spot lights. Chrome heated towel radiator.

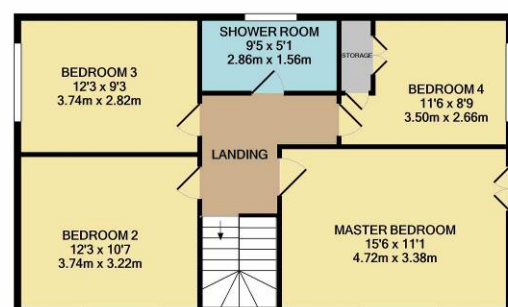
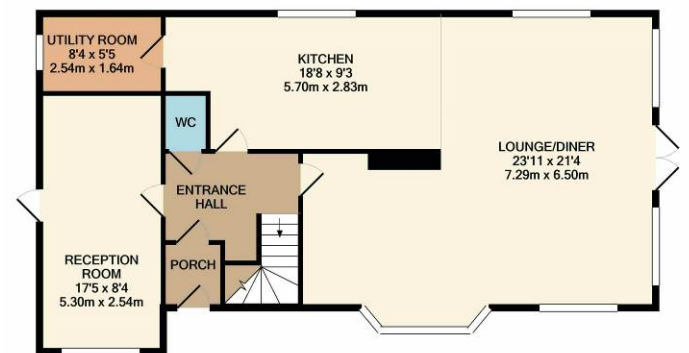


EXTERIOR

The **SECLUDED REAR GARDEN** backs directly onto woodland with open fields behind. Low maintenance artificial lawn. Selection of mature flowers and shrubs. Gate providing access to the front and **SUMMERHOUSE** with power and light (this has been split to provide shed storage).



The **FRONT** has own driveway providing off-street parking for several vehicles. Wrap round allotment area with artificial lawn.



TOTAL APPROX. FLOOR AREA 1509 SQ.FT. (140.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

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