



31 Westman Road

G R
GILBERT
& ROSE

31 Westman Road
Canvey Island
Essex
SS8 8LZ

Guide price £290,000



*** £290,000 - £310,0000 ***

This modern semi detached family home has been beautifully decorated throughout with high quality fixtures and fittings and is completely ready to move straight into! This property provides a lounge to the front, downstairs cloakroom/utility room, contemporary kitchen/diner, three great sized bedrooms and four piece suite bathroom. The rear garden has been professionally landscaped and comes with a large patio which is perfect for outdoor dining during those summer months, a shed to remain and a large lawn. Location wise, this fantastic home is situated a stones throw from Smallgains Playing Field and the marina meaning you can enjoy long scenic walks all year round, close to bus connections and a short walk from local shops and restaurants.



Entrance

Door into hallway comprising smooth ceiling, radiator, stairs leading to first floor landing, tiled flooring, storage cupboard, underfloor heating, doors to:

Downstairs W.C/Utility Room

Two piece suite comprising wall mounted wash hand basin with mixer tap, low level w/c, tiled splash backs, smooth ceiling with pendant lighting, laminate worksurfaces with space underneath for washing machine and tumble dryer, extractor fan, chrome heated towel rail.

Lounge

9'0 x 13'6 (2.74m x 4.11m)
Double glazed window to front, double glazed bay window to front, smooth ceiling with pendant lighting, radiator, carpeted flooring, electric inset feature fireplace.

Kitchen/Breakfast Room

7'7 x 14'8 (2.31m x 4.47m)
Range of wall and base level units with laminate work surfaces above incorporating stainless steel sink and drainer unit, integrated oven, electric hob with extractor unit over, integrated fridge and freezer, integrated

dishwasher, smooth ceiling with fitted spotlights, double glazed window to rear, double glazed French doors to rear, breakfast bar wall mounted, underfloor heating.

First Floor Landing

Double glazed window to rear, smooth ceiling with pendant lighting, loft access, radiator, carpeted flooring, doors to:

Bedroom One

9'5 x 13'7 (2.87m x 4.14m)

Double glazed window to front, smooth ceiling with pendant lighting, radiator, carpeted flooring.



Bedroom Two

9'5 x 11'4 (2.87m x 3.45m)

Double glazed window to front, smooth ceiling with pendant lighting, radiator, carpeted flooring.

Bedroom Three

8'3 x 7'4 (2.51m x 2.24m)

Double glazed window to rear, smooth ceiling with pendant lighting, radiator, carpeted flooring.

Bathroom

Four piece suite comprising shower cubicle with rainfall shower over and hand held attachment, panelled bath, wash hand basin set into vanity unit with mixer tap, low level w/c, chrome heated towel rail, smooth ceiling with fitted spotlights, partially tiled walls, velux double glazed window to rear, vinyl flooring.

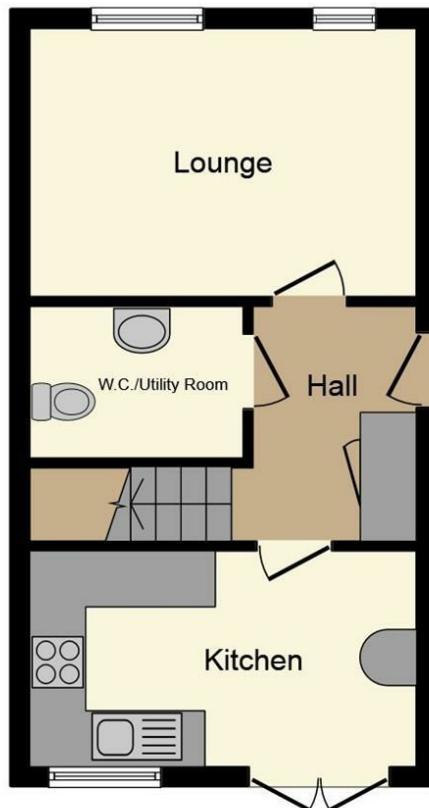
Rear Garden

Lime stone slab paved seating area leading onto artificial lawn, shed to remain, side gated access to front garden, feature shingle border.



Front Garden

Block paved driveway providing off street parking for multiple vehicles under carport, shingle frontage, side gated access to rear garden.



Ground Floor



First Floor