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ASPIRE



Juliers Road, Canvey Island Offers in the region of £450,000

- **Call Aspire Estate Agents To Book In A Viewing**
- ***** Chain Free *****
- **Off Street Parking**
- **First And Second Floor Bathroom**
- **West Facing Rear Garden**
- **3 Large Double Bedroom**
- **Immaculately Presented**
- **Garage / Potential To Convert**
- **Walk In Dressing Room**
- **New Windows And Appliances Throughout**

Aspire Estate Agents takes great pleasure in unveiling a remarkable property featuring an expansive 57-foot road frontage. This distinguished and impeccably maintained residence comprises three generously sized double bedrooms, making it an ideal haven for a growing family. The luxurious ground floor is adorned with a tastefully designed shower room, while the first floor boasts a truly stunning bathroom.

The interior of this detached family home is characterized by a spacious lounge that invites relaxation and a dining room perfect for family gatherings and entertaining guests. The modern fitted kitchen adds a touch of contemporary elegance to the residence, ensuring both functionality and style. The West-facing rear garden provides a delightful outdoor space, creating an oasis for leisure and enjoyment.

Furthermore, the property is complemented by convenient amenities such as off-street parking and a garage, enhancing the overall practicality and appeal of this residence. To fully grasp the grandeur and comfort this home exudes, it must be experienced firsthand. This is an opportunity not to be missed, as every detail of this property is designed to be appreciated.

ENTRANCE:

Double glazed entrance door opening to the hallway.

HALLWAY

Smooth and covered plastered ceiling with inset spot lights, stairs to first floor with under stairs storage cupboard, wood effect laminate flooring, radiator, doors leading to:

LOUNGE: (16'1" x 14'2" (4.90m x 4.32m) Smooth and covered plastered ceiling with inset spot lights, UPVC glazed window to front, double glazed French doors opening onto the rear garden, wood effect laminate flooring, feature fireplace to one flank wall, radiators x two.

DINING ROOM: (10'0 x 8'10 (3.05m x 2.69m) Textured covered plastered ceiling with inset spot lights, double glazed French doors opening onto the garden, radiator, wood effect laminate flooring,

KITCHEN: (10'9 x 9'10 (3.28m x 3.00m) Smooth plastered ceiling with inset spot lights, UPVC double glazed window to rear, double glazed door to the side, kitchen comprises of a modern fitted kitchen in white gloss units with black roll top work surfaces over, a pull out larder drawer unit, inset composite sink and drainer with stainless steel mixer tap over, black gloss tiled splash back in a brick bond style, an black Range style induction hob to remain, washing machine and dishwasher both to remain, American fridge/freezer also to remain.

SHOWER ROOM: Obscure double glazed window to side, a three piece suite comprising of a low level W/C. with chrome effect push button flush, vanity unit with mounted circular white bowl sink and chrome effect mixer tap over, shower cubicle with water proof cladding to walls and shower over, tiling to remaining walls, tiling to floor, wall mounted chrome effect heated towel rail.

LANDING: Smooth covered plastered ceiling with inset spot lights, double glazed window to front, radiator, doors leading to:

BEDROOM ONE: (16'3 x 11'10 (4.95m x 3.61m) Smooth covered plastered ceiling with inset spot lights, double glazed window to front, cupboard housing the Worcester Gas Fired Combination Boiler (installed in September 2018), carpet flooring, radiator, open access through to a dressing area/walk-in wardrobe.

DRESSING AREA: A range of fitted sliding wardrobes to each side with automatic lighting. double glazed window rear, carpet flooring.

BEDROOM TWO: (10'11" x 10'1" (3.33m x 3.07m) Smooth covered plastered ceiling with inset spot lights, double glazed window to rear, radiator, carpet flooring, loft access.

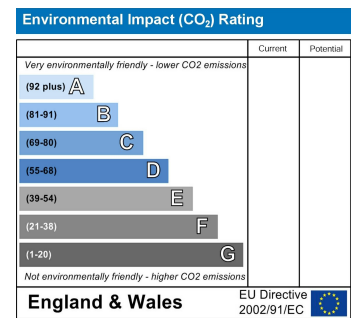
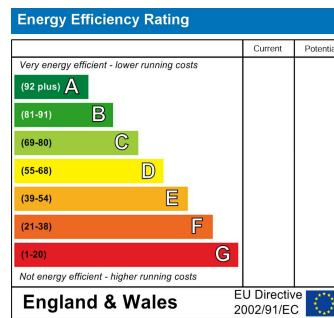
BEDROOM THREE: (10' x 9'10 (3.05m x 3.00m) Smooth covered plastered ceiling, double glazed window to rear, carpet flooring, radiator

BATHROOM: Obscure double glazed window to rear, a three piece suite comprising of a carronite style bath, low level W/C with chrome effect push button flush, vanity unit with inset hand wash hand basin and chrome effect mixer tap over, tiling to walls, tiling to floor, wall mounted chrome effect heated towel rail.

WEST FACING REAR GARDEN: West facing rear garden mainly laid to lawn, a patio areas, access to the front of the property via a covered area leading to a gate in between the house and the garage, also another access the other side of the house where they keep bins, sheds remain, fully fenced borders.

FRONTAGE: 57ft road frontage, fully paved driveway with parking for several vehicles and leading to garage, side access to the rear garden.

GARAGE: Garage with power and light, up and over door, double glazed window to rear, double glazed door to rear.



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.