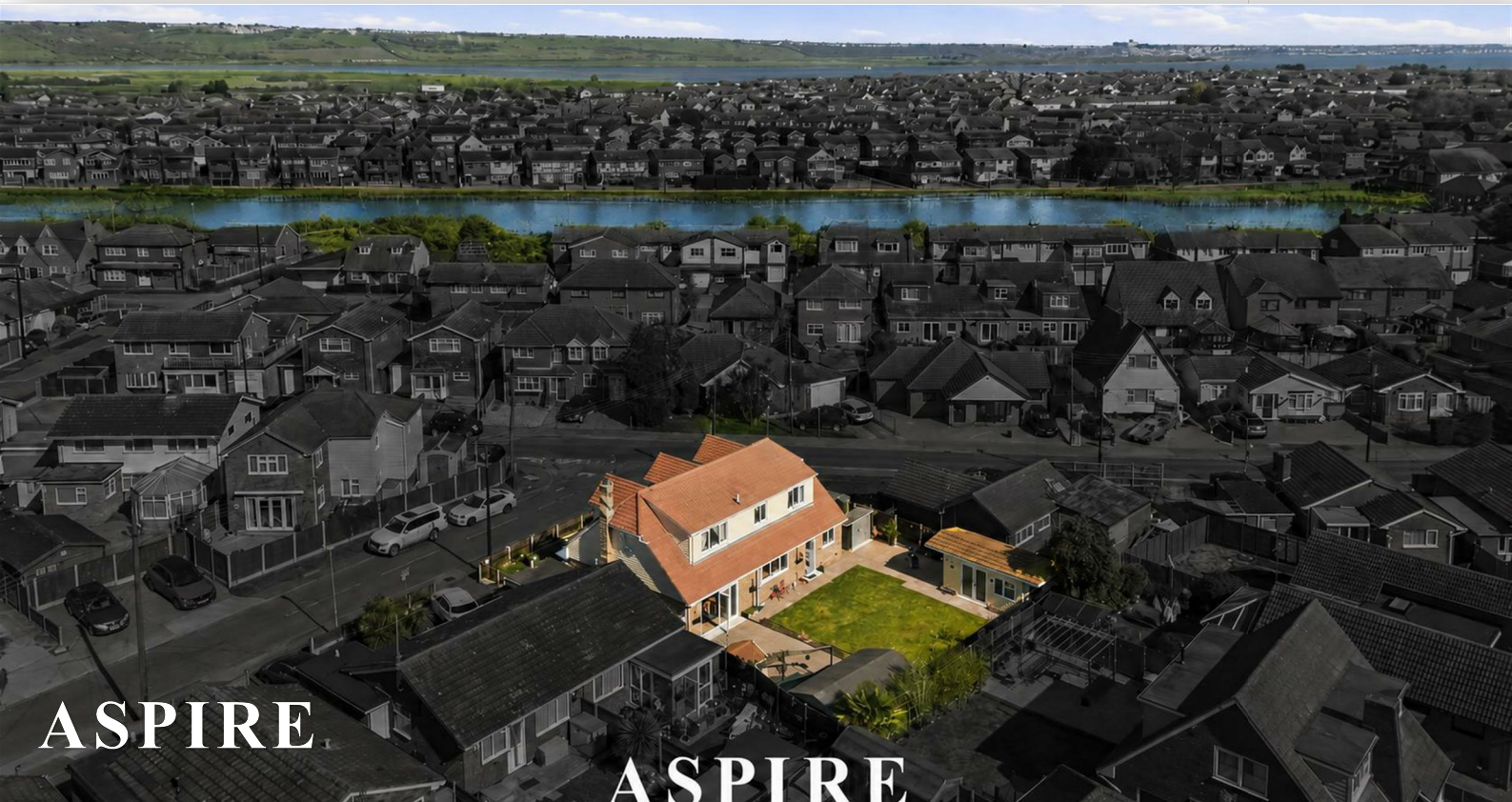


*To arrange a viewing contact us
today on 01268 777400*



Urmond Road, Canvey Island Offers in excess of £630,000

Aspire are pleased to present this absolutely stunning, energy-efficient self-built family home on Urmond Road, constructed in 2017 and set on an impressive plot of approximately 65ft x 90ft.

Offering exceptional space and a high-quality finish throughout, this home is perfectly suited to modern family living. The property boasts an impressive L-shaped open-plan reception area, seamlessly combining the lounge, dining space and integral kitchen with appliances, creating a fantastic hub for both everyday living and entertaining. Bi-fold doors open directly onto the large south-facing garden, flooding the space with natural light and effortlessly connecting indoor and outdoor living. The kitchen also benefits from underfloor heating, with a separate utility room and ground floor shower room adding further practicality.

From the moment you step inside, the striking entrance hall with built-in storage sets the tone for the rest of the home, offering a real sense of space and quality. Upstairs, the property features three generous double bedrooms, with the principal bedroom being particularly spacious, alongside a well-appointed family bathroom, which also benefits from underfloor heating.

The ground floor shower room also features underfloor heating, enhancing comfort and adding a touch of luxury throughout the home.

Externally, the home continues to impress with a large garage with electric door, off-street parking for four vehicles, and a south-facing garden complete with an outbuilding with electric supply and water access as well as a W/C to the rear for added convenience. Further benefits include a log burner installed within the last year and a regularly serviced boiler.

Built with care and attention, this is a rare opportunity to purchase a distinctive, spacious and beautifully finished home within walking distance of the town centre.

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Open-Plan Lounge / Dining Area: 25'8 x 13'8 (7.82m x 4.17m)

Kitchen: 15'9 x 13'1 (4.80m x 3.99m)

Utility Room: 10'2 x 5'4 (3.10m x 1.63m)

Ground Floor Shower Room

Principal Bedroom: 21'8 x 13'11 (6.60m x 4.24m)

Bedroom Two: 14'0 x 10'7 (4.27m x 3.23m)

Bedroom Three: 14'0 x 10'7 (4.27m x 3.23m)

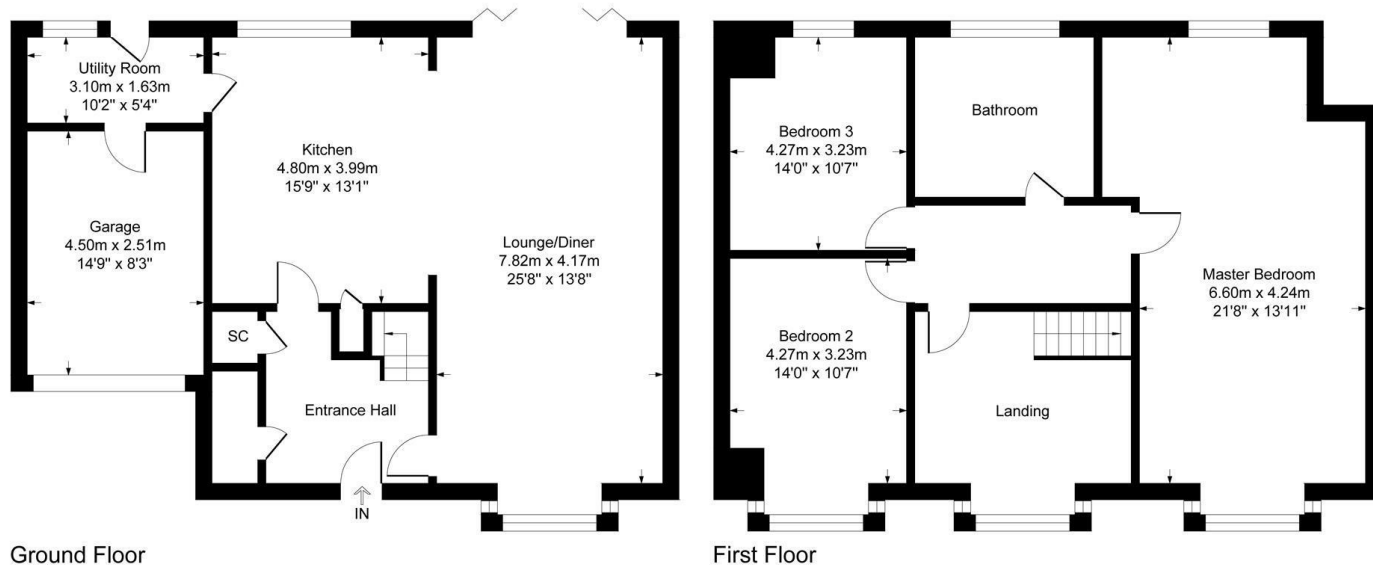
Family Bathroom

Outbuilding / Bar Area: 14'9 x 8'3 (4.50m x 2.51m)

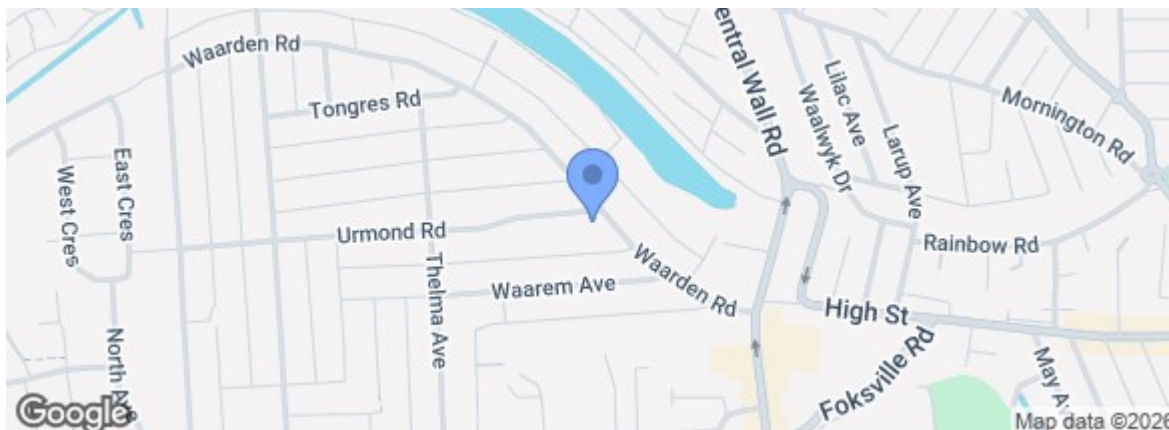
Garage: 14'9 x 8'3 (4.50m x 2.51m)

Urmond Road

Approximate Gross Internal Floor Area = 188.4 sq m / 2028 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A	83	89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
England & Wales			
EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
England & Wales			
EU Directive 2002/91/EC			



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