



Fairway Drive, Burnham-On-Crouch CM0 8PN
£540,000

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk



The accommodation comprises

Always so popular due to the easy access to Burnham's marina, river front and country park and also offering short cuts to the shops, high street and railway station.

Offered with NO ONWARD CHAIN and sitting on a generous plot in a quiet mews off Fairway Drive is this very spacious four bedroom detached family home.

The ground floor offers a cloakroom/w/c, study, generous lounge, dining room and a spacious kitchen/breakfast room and separate utility.

The first floor has four good size bedrooms the master being en-suite and family bathroom, externally there is a large garden 43 ft x 77 ft with a substantial patio and to the front its own drive to a double garage and a further very large area to the side, laid to slate.

PLEASE NOTE the property has had some crack damage to the left hand corner due to clay shrinkage and vegetation, the recommended crack repair and redecoration were undertaken and a certificate of adequacy is available.

Entrance hallway

Double glazed entrance door and side screen window to a good size hallway, under stair storage cupboard, radiator and stairs to the first floor.

Cloakroom/w/c

Comprising of a close coupled w/c, hand wash basin, part tiled walls, radiator and a double glazed window to the front.

Study

9'9 x 8'4

Double glazed window to the front and radiator.

Kitchen/breakfast room

17'2 x 8

This is a lovely size room and with a smooth ceiling, down lighting and tiled flooring. Fitted with an extensive range of Cashmere coloured eye level units incorporating integrated fridge/freezer, dish washer, inset five ring gas hob with above extractor, Quartz splash back and a double built in oven. Matching base units with pull out bin drawer, complimentary Quartz work tops including an inset sink with Quartz drainer, two double glazed windows to the rear both with Quartz window ledges. The kitchen units continue into the breakfast area where there is ample space for a table and chairs and an over size column style radiator.

Utility room

8'1 x 7'1

The utility room has matching base units to the kitchen with Quartz work tops over, plumbing for washing machine, wall mounted boiler(not tested) Tiled flooring, loft access, down lighting and a double glazed window and door to the rear garden.

Lounge

21'4 x 12'2

Another impressive size room bright and airy with a double glazed window to the front and bi fold double glazed doors to the rear garden. White fireplace surround for an open fire or possibly a wood burner(subject to professional advice) two radiators, television point and double doors to the dining room offering potential to open plan these rooms .

Dining room

9'5 x 8'9

Plenty of space to eat and entertain with a double glazed bay window looking out on to the garden and radiator.

Landing

Loft access, linen cupboard with lagged water tank and shelving.

Master bedroom en-suite

11'9 x 11'9

All the bedrooms are good sizes and this being the main room has two double fitted wardrobes with above bridging cupboards to one wall, double glazed window to the front, radiator and door to the en-suite.

En-suite smooth ceiling with down lighting and tiled walls, walk in shower cubicle, close coupled w/c, hand wash basin with vanity surround and cupboards below, chrome heated towel rail, expel air and a double glazed window to the front.

Bedroom two

11'4 x 10'9

Built in double wardrobe with above bridging cupboard to one wall, radiator and a double glazed window to the front.

Bedroom three

11'6 x 7

Double glazed window to the rear and radiator.

Bedroom four

9'1 x 8'6

Single built in wardrobe with above bridging cupboard, radiator and a double glazed window to the rear.

Bathroom

Smooth ceiling with down lighting, tiled flooring and walls, shower bath with fitted shower and screen, hand wash basin with vanity surround incorporating the w/c and cistern with cupboards below. Chrome heated towel rail and a double glazed window to the rear.

Rear garden

43 ft x 77 ft

An excellent size rear garden commencing with a substantial patio/entertaining area that extends to one side to an equally impressive patio area. The garden for the vendors convenience has been neatly laid to Astro Turf but to a degree this is a blank canvass and ideal for keen gardeners to transform into their taste. The boundaries are close board fenced and to one side there is a courtesy door to the double garage and a gate to the front.

Drive and garage and frontage

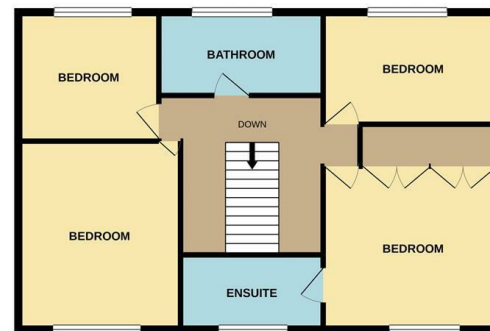
The property has its own drive to the attached double garage with dual up and over doors, power and light PLEASE NOTE (stp) these could be converted to additional rooms/accommodation. PLEASE ALSO NOTE to the opposite side of the garage you will see a very large slate area which could if required offer substantially more parking.



GROUND FLOOR



1ST FLOOR



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 have not been tested and no guarantee as to their operability or efficiency can be given.
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S J Warren has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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		
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