



The Cobbins, Burnham-On-Crouch CM0 8QL
Offers in the region of £614,500

To view this property call
01621 734300

SJ WARREN
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The accommodation comprises

Located on the fringes of Burnham but still offering an easy stroll in to the town, high street, shops, restaurants and Burnham's beautiful river front, offering some fabulous coastal and rural walks. A five bedroom detached house offered with some superb additional options with planning passed, if you require a property with the potential for dual living or just the potential to have a substantial home, this is the property for you.

The ground floor offers a cloakroom/w/c, a generous lounge with home office space, large dining room(see planning consents: 19/01092/) kitchen/breakfast room, spacious utility room backing the garage(see planning consents).

The first floor offers five bedrooms with bedroom two having the option to double in size with a en - suite dressing(see planning) an en -suite to the master and family bathroom.

Externally the property has one of the largest plots on The Cobbins with the perimeter measurements of the plot approximately 100 square metres, offering plenty of parking space and plans again passed for a generous double garage(see planning consents) and marked areas in red on our details.

Entrance hallway

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

Cloakroom

Tiled flooring, w/c with built in cistern, hand wash basin with splash back tiling and double vanity cupboard below. Tiled flooring, radiator and a double glazed window to the side.

Kitchen/breakfast room

12'4 x 9'8

PLEASE NOTE see planning consents passed to incorporate the kitchen, dining room and internal garage.

The kitchen has a range of modern cream high gloss eye level units, matching base units and drawers with complimentary work surfaces over and matching breakfast bar. Integrated dish washer, inset stainless steel gas hob with above extractor and a built in oven and grill, one and three quarter stainless steel sink with water filter system fitted below. Concealed boiler for hot water and heating(not tested) down lighting and a double glazed window to the rear and independent under floor heating to the kitchen and utility room.

Utility room

15'2 x 5'7

An excellent size room with matching eye and base level cream high gloss units to the kitchen with complimentary work surface over. Inset stainless steel sink, plumbing for washing machine, space for fridge/freezer, internal door to the garage and a double glazed window and door to the rear garden.

Lounge

16'8 x 13'4

This is a good size room L shaped so it does offer the ability to have a home work space area if required, sandstone fire place surround and hearth with a clay lined chimney for an open fire. Television point, two radiators and plenty of natural light from the double glazed window to the front and the double glazed window and French double glazed doors to the rear opening on to the sunny aspect west facing rear garden.

Dining room

13'4 x 13'1

PLEASE SEE PLANS PASSED relating to this room which is a great size with a large under stair storage cupboard and serving hatch to the kitchen. Plenty of space currently for a large family table and chairs and space to entertain, double glazed window to the front and radiator.

Landing

Linen/airing cupboard with lagged tank and shelving, loft access with ladder, part boarding and light.

Master bedroom en-suite

16'4 x 12'3

A lovely size room which along with all the other alterations with planning does offer the opportunity to incorporate (subject to consents required) the adjacent bedroom which would then have the potential for a dressing room. The room has a large range of fitted wardrobes across one wall and matching bed side cabinets and chest of drawers to the other wall. There is plenty of natural light from the double glazed dual aspect windows, two radiators and a television point.

En-suite comprising of a walk in shower cubicle, hand wash basin and w/c with vanity surround and cupboards below, shaver point, white heated towel rail and a double glazed window to the rear.

Bedroom two

15'7 x 10'7

PLEASE NOTE see plans passed which if undertaken would virtually double this room in size and offer a en -suite and dressing room.

Currently the room is a good size double room with eaves storage space, television point, radiator and a double glazed window to the front.

Bedroom three

10'9 x 10

Once again a nice size double room nice bright and airy and with a double built in wardrobe which has very Cleverley been set up as a pull out desk and study/work space. Double glazed window to the front and radiator.

Bedroom four

9'5 x 7'7

Double glazed window to the rear and radiator.

Bedroom five

9'6 x 6'4

Double glazed window to the front, radiator and a single built in cupboard/wardrobe.

Bathroom

Tiled walls and flooring, panelled bath with above shower and screen, built w/c with vanity surround, hand wash basin with double vanity cupboards below, white heated towel rail and a double glazed window to the rear.

Rear garden and double garage space

We have paid reference to the fact the property does occupy one of the largest plots on the Cobbins with a plot perimeter size of approximately 100 square metres making this a lovely size sunny aspect west facing garden. The garden commences with a spacious patio/entertaining area with outside hot and cold water taps, fountain water feature and very nicely presented and planted borders with an array of perennials and annuals, garden shed and a very useful 20 ft x 10 ft games room/office or similar with power light and its own fuse box. The boundaries are close board fenced with the rear having mature hedging, the garden continues through an arch and trellis which again has a variety of climbing plants, leading to a neatly laid lawn which extends and wraps around the side of the property, there is further planting and some established trees leading to a side

gate and wall.

PLEASE NOTE this opens on to the area marked on our details where there is planning consent passed for a generous double garage.

Drive

The property has a substantial drive laid to block paving for a multitude of vehicles which then further extends via double gates with even more parking space, leading to the outlined area marked for a double garage(planning passed)

Integral garage

The garage is an excellent size with electric up and over door, power and light, PLEASE NOTE see planning passed to use this space.



GROUND FLOOR
1067 sq.ft. (99.2 sq.m.) approx.



1ST FLOOR
922 sq.ft. (85.7 sq.m.) approx.



TOTAL FLOOR AREA: 1990 sq.ft. (184.8 sq.m.) approx.
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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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		
(21-38) F		
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