



Hornet Way, Burnham-On-Crouch CM0 8EW  
Offers in excess of £550,000

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01621 734300

**SJ WARREN**  
[www.sjwarren.co.uk](http://www.sjwarren.co.uk)



## The accommodation comprises

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Located within a short stroll of Burnhams gorgeous country park and marina and offering some wonderful coastal and rural walks.

For the high street, shops, restaurants, railway station and general amenities, you couldn't be closer again all within easy walking distance.

This large four bedroom family home is offered in superb condition throughout and comprises of a cloakroom/w/c, spacious lounge, dining room, kitchen/breakfast room, utility room, study and a lovely conservatory. The first floor is equally as impressive with four excellent extremely well presented bedrooms, the main room having an en-suite and finally the family bathroom. Externally the property boasts a generous south west facing garden to enjoy those hot summer days and to the front, a driveway for multiple cars. The attached double garage has an electric opening roller door and there is power and light and multiple power sockets.

### Storm porch

#### Entrance hallway

Double glazed entrance door and side screen window to the hallway, this along with the house throughout is presented to a very high standard. Comprising of a quality fitted wood effect laminate flooring that runs through into all the ground floor rooms, except the kitchen/breakfast room. Under stairs storage cupboard and a wall mounted security alarm key pad, radiator and stairs to the first floor.

#### Cloakroom

Hand wash basin with splash back tiling, w/c with built in cistern, chrome heated towel rail and a double glazed window to the front with a quality white fitted shutter/blind.

#### Lounge

A lovely size room presented to the same high standard with a sandstone fireplace and surround with a coal effect gas flame fire. Television point, double glazed window to the front with quality white fitted shutter/blind, two radiators and bi folding double glazed doors to the conservatory.

#### Kitchen/breakfast room

This room again is presented to a high standard with a range of white high gloss eye level units with under lights and back tiling, matching base units and

drawers all with chrome handles and complimentary work surfaces over. Aeg inset electric induction hob with stainless steel extractor and stainless steel oven below, integral dish washer one and a half stainless steel sink with waste disposal and water softener. The flooring in this room is a tiled effect laminate and in the breakfast area there is space for a good size table and chairs, radiator and double glazed windows to the side and rear with fitted blinds.

#### Utility room

The utility room is a generous size with matching white high gloss eye and base units to the kitchen, complimentary work surfaces and an inset stainless steel sink. Plumbing for washing machine, space for a fridge/freezer, down lighting and loft access, radiator, and a continuation of the flooring from the kitchen and a double glazed window and door to the rear.

#### Dining room

A lovely size room great for entertaining, double glazed window to the rear with a quality fitted white shutter/blind and radiator.

#### Study

Double glazed window to the front with a quality fitted white/shutter blind and radiator.

#### Conservatory

A lovely all year round room which is double glazed with a radiator and wood oak effect laminate flooring.

#### Landing

Loft access, linen cupboard and a double glazed window to the front with a quality white fitted shutter/blind and radiator.

#### Bedroom one en-suite

An excellent size room nice bright and airy with quality fitted wardrobes with center mirror and led lighting, double glazed window to the rear again fitted with a quality fitted white shutter/blind. En-suite comprising of an oversize walk in shower cubicle, w/c with built in cistern, hand wash basin with vanity drawer below, tiled flooring and wood effect laminate flooring. Three quarter length wall mounted cupboard chrome heated towel rail, shaver point and a double glazed window to the side with a quality white fitted shutter/blind.

#### Bedroom two

Once again a lovely bright and spacious double room with a double fitted wardrobe, radiator and a quality fitted white shutter/blind.

#### Bedroom three

Not much in size between this and the second double bedroom, double glazed window to the rear with quality fitted white shutter/blind, tv point and a double fitted wardrobe.

#### Bedroom four

Double glazed window to the rear with quality white fitted shutter/blind, tv point and radiator.

#### Bathroom

Tiled flooring and part tiled and wood panelled walls, panelled bath with taps and fitted shower/screen, pedestal hand wash basin and a close coupled w/c. Chrome heated towel rail, down lighting and a double glazed window to the front with a quality fitted white shutter/blinds.

#### Rear garden

The property has a very generous size south west facing garden, great to enjoy those hot summer days. The garden starts with a large patio/entertaining area with outside power points and water tap, leading to the main lawn which has a good selection of plants, shrubs and trees surrounding. To one side of the house is a garden shed and the other has a path and courtesy door to the garage.

#### Own drive and garage

The property has its own drive for multiple vehicle leading to the attached double garage, this has a electric rolled door and there is power and light and additional electric sockets.



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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#### Consumer Protection from Unfair Trading Regulations 2008.

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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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