



Harris Street, Burnham-On-Crouch CM0 8GF
£499,995

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk

The accommodation comprises

Located on the David Wilson Homes Corinthian Place Development is this very eye appealing three bedroom detached bungalow.

The property is offered with 5 years NHBC remaining and benefits from having an excellent size rear garden in excess of 52 ft x 50 ft.

The accommodation consists of a generous entrance hall, lounge and a superb kitchen/dining room with snug area, three very good size bedrooms, the principal bedroom having an en-suite and bedroom two benefitting from a Jack & Jill to the main bathroom.

Externally an excellent size rear garden as mentioned, ideal to entertain or for the keen gardeners out there, additionally there is a bespoke built by the vendor cabin/office/man cave with its own electric consumer unit.

To the front the property has its own driveway for multiple vehicles to a garage with power and light and also foil insulated.

Entrance hallway

Double glazed entrance door to a good size hallway with quality fitted wood effect laminate flooring, radiator, loft access and an exceptionally large walk in double airing/storage cupboard.

Lounge

16'6 x 11'7

This is a lovely size room with a continuation of the flooring from the hallway, a large double glazed bay window to the front and double glazed window to the side. There are two radiators and a television point.

Kitchen/dining room and snug area

18'7 x 12'7 (snug area 8'3 x 4'7)

This is a superb room and certainly the hub of the home and can be fully appreciated from the photographs and video tour. The kitchen has a large range of white eye level units with back tiling and under lights, matching base units, drawers and complimentary work surfaces over. Inset stainless steel sink, inset stainless steel gas hob with above extractor and stainless steel oven below, integrated dish washer and fridge/freezer. Laminate wood effect flooring throughout this room and also a electric floor heater fitted into the base units kick board with independent thermostat and radiator in the dining area.

The dining area has a very useful and well thought

out double fitted utility cupboard with plumbing for washing machine, space for a tumble dryer and shelving for storage. There is bags of space for a good size family table and chairs and the room is very bright and airy particularly so with the large feature double glazed walk in bay window, looking out onto the garden and also doubling nicely as a cosy snug area.

Bedroom one en-suite

13'5 x 11'2

Once again a lovely bright, airy room and a good size double with double fitted wardrobes, wall mount thermostat to independently operate the heating to this room. A feature of the room are the double glazed double doors and side screen windows opening onto the garden, door to the en-suite. En-suite consisting of a double walk in shower cubicle, close coupled w/c, pedestal hand wash basin, expel air, shaver point, white heated towel rail and a double glazed window to the side.

Bedroom two Jack & Jill to main bathroom

12'2 x 11'2

Again this is an excellent size double bedroom or guest room made all the more so with the Jack & Jill to the main bathroom. Double glazed bay window to the front and radiator.

Bedroom three

8'6 x 8'2

This room naturally could also be used as a study or reception room of your choice if a third bedroom is not required. Double glazed window to the front and radiator.

Bathroom

We have mentioned the bathroom does act as a Jack & Jill bathroom to bedroom two and of course can be locked when not in use. Panelled bath with above shower and screen, pedestal hand wash basin, close coupled w/c, part tiled walls. Wood effect laminate flooring, white heated towel rail and expel air.

Rear garden

52 ft x 50 ft

The bungalow has an excellent size garden and it commences with a large decked/sun terrace entertaining area, this extends to one side to the cabin/office/man cave. There is an outside water tap and side gate to the drive and garage and the main

garden has been neatly laid to lawn with various plants and shrubs surrounding. There is a second patio to the rear with a large over head pagoda and a bespoke cabin which the current vendor has built with to a high standard, insulated and built with low maintenance in mind and with a long life rubber roof and its own electric consumer box, making this an ideal man cave, office work space or similar. (15'8 x 11ft)

Frontage

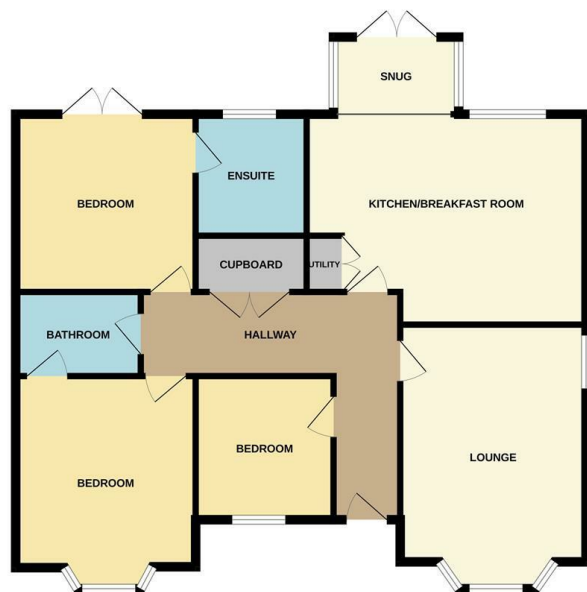
The frontage has a center path with planting to ether side.

Drive to garage

The bungalow has its own driveway for multiple vehicles, leading to the garage with an up and over door power and light. (Also foil insulated)



GROUND 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 misstatement. This plan is for guidance purposes only and should be used as such for any preparatory purposes. The seller, agent and any other person involved in this sale do not warrant or guarantee as to their accuracy or efficiency can be given. Made with Metreplan 12/02

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			95
(81-91) B		84	
(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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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