



Cobbins Grove, Burnham-On-Crouch CM0 8JP  
£695,000

To view this property call  
01621 734300

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



## The accommodation comprises

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Located in a private mews of five individually designed and eye appealing family homes. This extremely well presented four bedroom detached house offers a wealth of accommodation including a generous hallway, cloakroom/w/c a large bright and airy lounge, an equally impressive kitchen and dining room, utility room and sitting room/reception room of your choice. PLEASE NOTE all the rooms in the house are of an impressive size and this is clearly depicted in the photography and video tour. The gallery landing opens up into four superb size double rooms with the principal bedroom being a very impressive size room with an en-suite and then finally the family bathroom.

Externally the property offers a gorgeous private sunny aspect rear garden, plenty of space to sit, relax and entertain with surrounding established landscaped borders.

An enclosed ally way between the house and double garage offers access via the courtesy door and the garage has power/light, electric door and a staircase to the loft boarded space.

The drive offers plenty of parking for multiple vehicles and extends to the side of the house, ideal for a caravan/camper or boat.

### Entrance porch

Entrance door with dual side screen windows to the porch, which has quality wood effect laminate flooring and double doors to the hallway.

### Hallway

A lovely size hallway with the quality wood effect laminate flooring running through into the cloakroom/w/c, kitchen, dining room, utility room. Double glazed sash window to the front, radiator and stairs to the first floor landing.

### Cloakroom/w/c

Part tiled walls, close coupled w/c, hand wash basin with vanity cupboard below and radiator. Double glazed sash window to the front, radiator and expel air.

### Lounge

22'1 x 15'2

We have mentioned all the rooms in this property not only are excellent sizes, they all have bags of light making them bright and airy with the high ceilings really opening the rooms up.

This is a super size room with to the front a double glazed sash window and to the rear a triple sash bay window. A sandstone fireplace and surrounding with a cast iron gas log flame effect fire, radiator and television point.

### Kitchen & open plan dining room

25'4 x 11'5

The kitchen has an extensive range of white high gloss eye level units with under lighting, matching base units, drawers, pull out bin store, corner carousel and quartz complimentary work tops. Inset one and stainless steel a half sink, inset Siemens induction hob with above extractor, built in Neff double oven and integrated dish washer. Matching island with quartz work surface, cupboards and drawers below, built in larder cupboard and a double glazed window to the side.

The dining room offers modern open plan style living with bags of space for a good size family table and chairs. there are double glazed sash windows to the rear and side, radiator and double glazed French doors opening up onto the rear garden.

### Utility room

11'5 x 9'2

By any standards this is more like a second kitchen than a utility room. There is a full range of white high gloss matching to the kitchen, eye and base units with drawers and work surfaces. To one side there are matching three quarter length units incorporating a larder fridge and larder freezer. Inset sink plumbing for washing machine and tumble dryer, radiator and double glazed sash windows to the side and rear, side door to an enclosed alley way between the house and double garage.

### Sitting room/ play room/reception room

14'5 x 13'7

A room for you to decide on whether as currently used a sitting room, play room, home office. Double glazed double sash windows to the rear, radiator and oak effect laminate flooring.

### Gallery landing

Dual double glazed sash windows to the front, radiator, airing cupboard with the pressurised water tank, loft access.

### Principal bedroom en suite

19'9 x 11'1

A fabulous room with two double built in fitted wardrobes to one wall, double glazed sash windows to the rear and side. Two radiators and door to the en-suite

The en-suite has a double walk in shower cubicle, close coupled w/c, hand wash basin with vanity cupboard/drawers below. Part tiled walls, tiled flooring, chrome heated towel rail, down lighting and a double glazed sash window to the side.

### Bedroom two

14'1 x 10'9

As mentioned all the rooms are very good size double rooms and this room has built in double wardrobes to one wall. Double glazed sash windows to the rear and radiator.

### Bedroom three

11'8 x 10'9

Three built in single wardrobes, double glazed sash windows to the rear and radiator.

### Bedroom four

11'4 x 9'8

An excellent size fourth room with double glazed sash windows to the front and radiator.

### Bathroom

Tiled floor and walls, panelled bath, walk in double shower cubicle with rain and hand held showers, vanity unit incorporating the hand wash basin, w/c, cistern and cupboard and drawers below. Chrome heated towel rail, expel air and a double glazed sash window to the front.

### Rear garden

A private sunny aspect rear garden with a large patio and sun decked entertaining area. The lawn is neatly laid with nicely landscaped established surrounding borders with an array of shrubs, plants and trees which wrap around the property. To one side there is a gate to the front, with the opposite side having a storage area, water tap and further storage to the rear of the garage. The path to the side offers a covered ally way with gates ether end and access via a courtesy door to the double garage.

### Double garage and loft room/space

18'3 x 17'8 (upper floor 17'5 x 9'1 rhh)

The double garage has an electric up and over door with power and light, there is a staircase to the loft space. The loft space is boarded and offers a great space for a hobby room, storage or similar.

### Drive/parking

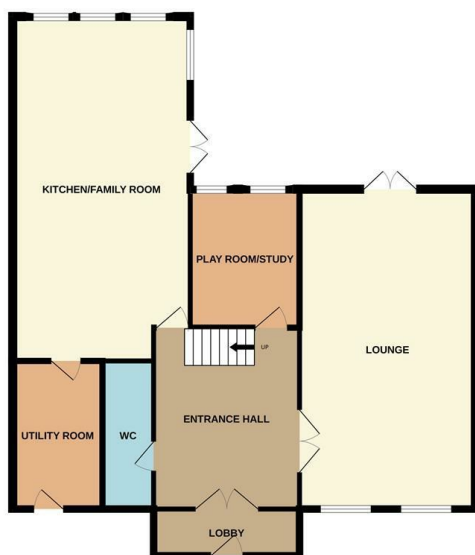
The approach to the driveway there is established and mature shrubs and plants and a planted rose border, two further borders to ether side of the house. The drive offers parking for multiple vehicles and extends to one side of the house offering space for a camper/caravan or boat.



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