



Bouvel Drive, Burnham-On-Crouch CM0 8TW  
Offers in excess of £600,000

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01621 734300

**SJ WARREN**  
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## The accommodation comprises

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GUIDE PRICE £600,000 - £625,000

Located in a favourable turning fringes of Burnham On Crouch offering easy access into the town, high street, shops, restaurants, railway station and of course Burnham's beautiful river front.

This five bedroom detached house offers a wealth of totally versatile accommodation and even the potential for an annexe/dual living conversion subject to consents required.

The ground floor offers a cloakroom/w/c, very spacious kitchen/breakfast room and snug, utility room and a lovely size lounge.

The second floor has four bedrooms with the principal bedroom and the guest room both having en-suites and a family bathroom.

The third floor has a fantastic and substantial fifth bedroom/games room or room of your choice and again subject to any consents required could potentially have an en-suite and dressing room. Externally the property has a private south facing rear garden to enjoy and entertain and to the front a nice size screened garden and its own drive for multiple vehicles. There is a double garage with loft space and potential here (stp) to convert into an annexe and potentially add an atrium from the house.

### Storm porch

Storm porch with electric light to the main entrance door.

### Entrance hallway

Double glazed entrance door to the hallway which has quality laid wood effect flooring, radiator with decorative cover and space saving drawers. Stairs to the first floor landing and an under stairs storage cupboard.

### Cloakroom/w/c

Tiled flooring, hand wash basin with vanity cupboards below, close coupled w/c and part wood panelled walls. Double glazed window to the side and radiator.

### Kitchen/breakfast room & snug

27'3 x 11'1

This is a superb room and certainly the hub of the home. The kitchen has a modern fitted blue range of eye level units, matching base units incorporating an integrated dish washer, fridge and drawers with complimentary marble effect work surfaces over. Inset Samsung gas hob with above extractor, built in

Neff stainless steel oven and grill, tiled flooring and a double glazed window to the rear.

The breakfast room has bags of space for a good size family table and chairs and a further double glazed window to the rear. The snug is a nice open space to relax and look out onto the south facing rear garden, double glazed patio doors to the rear and radiator.

### Utility room

11'1 x 8'2

The utility has a matching range of blue eye and base units to the kitchen with complimentary work surface. Inset sink, plumbing for washing machine, space for tumble dryer and an integrated freezer. Tiled flooring, expel air, double glazed doors to the front and rear garden.

### Dining room

10'5 x 8'3

Although a dining room, this is a totally versatile room, making it really a reception room of your choice. Double glazed window to the front with white shutter/blinds and radiator.

### Lounge

17'3 x 12'1

A lovely size lounge with a double glazed bay window to the front with fitted white shutter/blinds bringing in plenty of natural light. Television point two radiators and a continuation of the wood effect laminate flooring from the hallway.

### Landing

Loft access and stairs to the third floor room.

### Principal bedroom en-suite

13'4 x 12'5

This is a lovely size main bedroom with two sets of double fitted wardrobes to one wall, radiator and a double glazed window to the front.

En-suite double walk in shower cubicle with rain and hand held showers, free standing hand wash basin with vanity cupboards below, close coupled w/c. Majority tiled walls, heated towel rail, down lighting and a double glazed window to the front.

### Bedroom two en-suite

11'7 x 8'8

An excellent guest room nice bright and airy with two sets of double fitted wardrobes to one wall, radiator and double glazed window to the rear.

En-suite built in w/c, pedestal hand wash basin, PLEASE NOTE the walk in shower cubicle does require refitting, double glazed window to the rear.

### Bedroom three

11'1 x 8'7

Double glazed window to the front and radiator.

### Bedroom four

11'4 x 7'3

Double glazed window to the rear, radiator and a built in cupboard.

### Bathroom

Panelled shower bath with screen and above fitted shower, pedestal hand wash basin, close coupled w/c and tiled walls. Chrome heated towel rail, expel air, shaver point, down lights and a double glazed window to the rear.

### Stairs to third floor bedroom

19'9 x 12'8

Double glazed window on the stairs to the side.

PLEASE NOTE this is a superb size room and whether a super size bedroom or an office, games room or similar, it is totally versatile. Potentially an en-suite and dressing room could be added making this a fantastic principal suite.

Built in airing cupboard with storage space, eaves storage space, three double glazed velux style windows with black out blinds to the rear and one to the front. Recess storage space, radiator and down lighting.

### South facing rear garden.

An excellent size south facing rear garden commencing with a large patio/entertaining area for those hot summer days and if you need the shade a large fitted electric sun canopy. The garden is neatly laid to lawn with surrounding mature trees, shrubs and plants, offering a high degree of privacy in the garden and close board fenced boundaries.

To one side of the house is an attached garden shed with the opposite side having a further side patio and path leading to the garage courtesy door, hot and cold water taps, power sockets and gate with access to the front.

PLEASE NOTE (stp) there is potential to extend here or to add an atrium from the house to the double garage and therefore offering annexe/dual living possibilities.

### Front garden

The property has a good size front garden again neatly laid to lawn and with mature established boundary, trees, shrubs and plants.

### Drive to Double garage

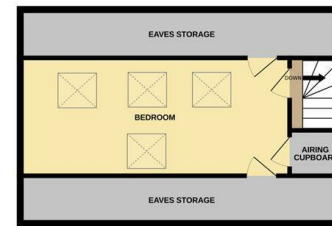
The property has its own driveway for multiple vehicles to a detached double garage. The garage has dual up and overs doors, power/light and loft storage space.



GROUND FLOOR

1ST FLOOR

2ND 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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		67	
(1-20) G			79
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			
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