



Ship Road, Burnham-On-Crouch CM0 8JX
Offers in excess of £875,000

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01621 734300

SJ WARREN
www.sjwarren.co.uk

The accommodation comprises

LOCATION LOCATION, positioned in an extremely popular road in Burnhams conservation area just a short stroll from the high street, shops, restaurants, yacht clubs and the riverfront.

An over used cliché but absolutely true on this occasion, a rare property to the market and admired often by visitors to the town, whilst walking down Ship Road into the high street.

This substantial detached family home offers a wealth of spacious accommodation and also has a large amount of parking and garaging, something that is rare to a lot of the High Street and nearby properties.

The ground floor offers a very spacious reception hallway, walk in cloaks cupboard, cloakroom/w/c, Ground floor bedroom en-suite (home office) Lounge, dining room and a gorgeous kitchen/breakfast room.

The first floor offers a superb principal suite, two further spacious double bedrooms and a family bathroom.

Externally the garden is set out to entertain or just enjoy the outside space. The property offers plenty of parking, space for a boat or camper/caravan, double garage with sail loft and a further good size single garage.

Storm porch

Storm porch with down lighting, Main entrance door.

Entrance and reception hallway.

17'3 ext 24'9 x 7'4

Entrance door to an impressive size reception hallway, all the rooms from here and on the first floor have oak doors and frames, oak skirting boards along with an oak staircase. Down lighting and a walk in cloaks cupboard and underfloor heating.

Cloakroom/w/c

Tiled flooring and part tiled walls, w/c with built in cistern and push button flush, hand wash basin, down lighting and a double glazed window to the side.

Ground floor bedroom 4 en-suite/office

13'2 max x 11'6 plus en-suite

This is a totally versatile room and although having an en-suite, is currently a home office but naturally it would function equally as an excellent size guest bedroom. Plenty of natural light from two sash windows to the front and side, underfloor heating

and door to the en-suite.

En-suite Walk in shower, pedestal hand wash basin, close coupled w/c, white heated towel rail, tiled walls and a double glazed window to the side.

Lounge

18'4 x 15'6

Double oak doors from the hallway to this very nicely presented room, with an impressive clad half vaulted ceiling. Brick open fireplace, underfloor heating, television point and French double glazed doors and side screen windows overlooking the garden.

Kitchen/breakfast room

kitch 16'9 x 11'9 break 15'8 x 9'5

Another very spacious room and as with all the rooms it offers a lovely homely feel, very much the hub of the home but also a really nice place to entertain.

The kitchen has an extensive range of oak fronted eye level units with back tiling, matching base units and work surfaces over. Integrated dish washer, fridge/freezer and an inset gas six ring stainless steel Britannia hob with above stainless extractor. Stainless steel over size Britannia oven and an inset one and a half sink with waste disposal. Matching dresser unit, center island with stools, inset micro wave, drawers and wine rack. Tiled flooring, down lighting and double glazed windows to the rear and side.

The breakfast area is again a great space to entertain or just dine whilst looking out onto the garden, with a clad part vaulted ceiling. Three quarter length windows to the side and French doors and side screen windows to the rear and underfloor heating.

Dining room

17'2 x 11'7

If you enjoy entertaining your friends and family then this superb size room offers you all the space you need. Underfloor heating, down lighting and sash windows to the side and rear.

Half and main landing

The half landing has a sash window to the side and the main landing a walk in linen cupboard with pressurised tank and shelving.

Principal suite

bedroom 20'4 into bay x 15'7

This is a superb room and exactly what you would expect from a principal suite. There is a good size

entrance to the rooms with plenty of space for your favourite books, leading to the en-suite, dressing room and bedroom.

The bedroom is an exceptional size and very bright and airy with a large walk in bay window to the front and sash windows to the rear and side, tv point and underfloor heating throughout.

En-suite Walk in shower, close coupled w/c his and her hand wash basins with back mirrors, his and hers chrome heated towel rails. Tiled walls, down lighting, expel air and a sash window to the side. 13'6 x 4'5

The dressing room has plenty of space with his and hers hanging space, shoe storage and shelving to either side of the room and a sash window to the side. 10'9 x 6'8

Bedroom two

15'3 x 12'9

All the bedrooms are exceptionally good sizes and again this room has bags of natural light from the sash windows to the front and side. Down lighting and underfloor heating.

Bedroom three

13'6 x 11'7

Another spacious double room with two velux style ceiling windows with fitted blinds. Down lighting, loft access and underfloor heating.

Bathroom

Tiled flooring and walls, panelled bath with above fitted shower and screen, w/c with built in cistern and push button flush, hand wash basin with back mirror. White heated towel rail, underfloor heating, expel air and a sash window to the side.

Approach, garden, parking & garaging.

The property offers a private entrance (previously gated) with front boundary hedge and a pedestrian gate with secure keypad entry to a substantial driveway for a multitude of vehicles, offering space for a boat, caravan/camper. There is a single garage to one side with up and over door, power and light and the opposite side a double garage(17'3 x 17'4) with up and over door, power, light and a large sail loft area.

The garden is mainly to the front and this works particularly well with the design of the house, split into areas with shrubs, plants and mature hedging and laid to Astro Turf for low maintenance.

There is a large patio/entertaining area which extend to the side as a path and to the rear, with water tap and attached storage shed. PLEASE SEE photographs to get a true feeling for the gardens and the outside space.



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 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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Not environmentally friendly - higher CO ₂ emissions			
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