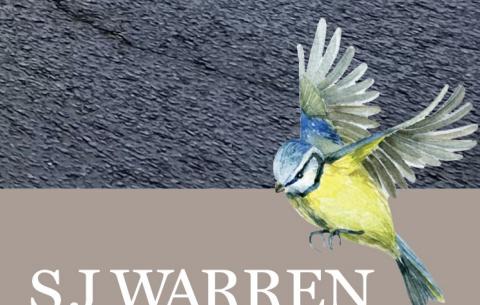




Bouvel Drive, Burnham-On-Crouch CM0 8TW
£579,995

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01621 734300



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The accommodation comprises

Situated on the fringes of Burnham but still offering easy access in to the town, high street shops, restaurants, yacht clubs and river front. The marina, country park and general amenities along with the railway station linked to London Liverpool Street Station are equally accessible.

This very nicely presented and spacious four bedroom detached family home, is offered on a large corner plot.

The ground floor offers an entrance porch, hallway, cloakroom/w/c, large kitchen/dining room, utility room and an impressive lounge backing the garden/summer room.

The first floor is approached by a quality oak staircase to the principal bedroom which is en-suite, the guest room is also a good size with en-suite and there are two further double bedrooms and a family bathroom. Externally if you enjoy your gardening, entertaining and the summer sun, then this generous West facing garden will hit the spot.

In addition there is a quality built office/studio, insulated with air conditioning, ideal for working from home or similar.

To the front the corner plot position offers a drive for 3 or more vehicles, to a detached double garage with power and light.

Entrance porch

Double glazed door with side screen windows to the porch, tiled flooring and an oak door to the hallway.

Hallway

Oak door to the hallway, PLEASE NOTE all the rooms have oak panelled doors with exception of the lounge, which are oak panelled glazed double doors. Wall mounted security alarm key pad, engineered oak flooring, an impressive oak staircase with chrome effect spindles, radiator and an under stairs cupboard.

Cloakroom/w/c

Down lighting, w/c with built in cistern and surround, hand wash basin with vanity cupboards below, expel air and radiator.

Kitchen/dining room

23'4 x 11'7
This is an excellent size room and certainly the hub of the home, with an extensive range of white Shaker

style eye level units, matching base units incorporating a pull out larder with quality composite work tops. Inset stainless steel sink, integral dish washer, inset induction hob with above stainless steel extractor and glass splash back, built in AEG micro wave oven and AEG fan oven, recess for fridge/freezer. The units do extend along with matching shelving to one wall in the dining room, with a solid oak top breakfast bar. Wood effect flooring running the length of the room, double glazed window to the rear and door to the utility room. The dining room has plenty of space for a good size family table and chairs, radiator and double glazed window to the front.

Utility room

6'8 x 6'7

There are matching eye and base level units to the kitchen, inset stainless steel sink, plumbing for washing machine and tumble dryer with composite work surface over. Chrome heated towel rail, expel air and a double glazed door to the rear.

Lounge

23'3 x 11'7

This again is a spacious room, nice bright and airy which is a theme throughout the property. To one wall there are fitted cupboards, shelving and space for television and a sandstone fireplace and surround in the center, with a gas log effect fire. Double glazed window to the front, two radiators and double glazed sliding doors to the summer/garden room.

Landing

Loft access, radiator and linen cupboard with mega flow water tank and shelving.

Principal bedroom en-suite

13'7 x 12'1

This is a good size double main room with bags of natural light, fitted twin part mirror fronted double wardrobes to one wall. Double glazed window to the front, radiator and door to the en-suite. En-suite Tiled flooring and walls, walk in corner shower cubicle, hand wash basin with vanity drawers below, w/c with built in cistern and surround. Down lighting, expel air, shaver point and double glazed window to the front.

Guest room two en -suite

12'3 x 9'3

Another good size double room with fitted wardrobes to one wall and a built in cupboard, radiator and double glazed window to the rear. En-suite Walk in corner shower cubicle, hand wash basin with vanity drawers below, w/c with built in cistern and surround. Tiled flooring and walls, down lighting, expel air, chrome heated towel rail and a double glazed window to the front.

Bedroom three

11'9 x 8'4

Fitted wardrobes to one wall and a built in cupboard, radiator and a double glazed window to the front.

Bedroom four

11'6 x 6'5

A fourth double room, currently set out as a dressing room with fitted wardrobes to three walls. Double glazed window to the rear and radiator.

Bathroom

Part tiled walls, panelled bath with taps/shower attachment, hand wash basin with vanity cupboards below, close coupled w/c. Chrome heated towel rail, shaver point, expel air and double glazed window to the rear.

West facing rear garden

If you enjoy your outside space, the sunshine and entertaining then this generous West facing garden, will hit the spot. Commencing with a good size patio/entertaining area, water tap, path and double side gates to the front and courtesy door to the double garage. The garden is neatly laid to lawn with surrounding planting, bbq area and a rear pergola seating area with decking, close board fenced boundaries.

Office/studio

14'2 x 9'6

This is a quality built office/studio and of course versatile in its use. Double glazed double opening doors, insulated lined walls, wood effect laminate flooring and air conditioning.

Frontage, drive and garage.

The property has a good size frontage due to its favourable corner plot, the drive has parking 3/4 vehicles with to one side a gate and storage area.

The double garage is detached with dual up and over doors, power and light. The remaining frontage has borders with some planting and part lawn.



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
(81-91)	B	70
(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		
England & Wales	EU Directive 2002/91/EC	



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