



Sheerwater Close, Burnham-On-Crouch CM0 8EN
Offers in the region of £545,000

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk

The accommodation comprises

Located on the very popular Bovis home development which offers a short stroll to the Marina, country park and river front and also various short cuts to the high street, shops and restaurants. This substantial four bedroom detached family home offers a generous lounge, study, dining room, kitchen/breakfast room, utility room and cloakroom w/c. PLEASE NOTE the property has bags of potential to open plan a number of these rooms and equally the potential to alter and offer a potential annexe.

The first floor offers four good size bedrooms with the master being en-suite along with a modern family bathroom. Externally the property has a really nice size south facing garden to enjoy those hot summer days and to the front a very large drive for plenty of vehicles, leading to a double garage with dual electric opening doors.

NO ONWARD CHAIN.

Entrance hallway

Double glazed door and side screen window, large cloaks cupboard with light, under stair storage cupboard with light, stairs to the first floor landing and radiator.

Cloakroom/w/c

Ceramic tiled walls and flooring, w/c and hand wash basin with built in vanity surround and vanity cupboards/drawers below, radiator and a double glazed window to the side.

Study

12'3 x 6'3

Double glazed window to the side and radiator and a loft access.

Lounge

21'1 x 11'4

The lounge is a lovely size with with a double glazed window to the front and patio double glazed doors to the rear overlooking the south facing garden. There is a sandstone fireplace surround with a gas coal flame fire, television point and two radiators.

Kitchen/breakfast room

15'7 x 11'3

A lovely bright room backing the garden with tiled flooring and a range oak fronted eye level units with under lighting, matching base units and drawers with complimentary work surfaces over. One and a half

sink, plumbing for washing machine, inset gas hob with above extractor and built in oven, space for fridge/freezer and a double glazed window to the side.

The breakfast area has plenty of space for a good size table and chairs, double glazed window to the rear and radiator.

Utility room

8'7 x 6'3

Another good size room with matching oak fronted eye and base units to the kitchen, plumbing for washing machine and tumble dryer, wall mounted boiler and a double glazed window and door to the rear.

Dining room

14'2 x 10'2

A spacious room that could easily be open plan into the large kitchen/breakfast room, plenty of space for entertaining with a double glazed window backing the rear garden and radiator.

Landing

Loft access, airing cupboard with water tank, radiator and a double glazed window to the front.

Master bedroom

11'9 x 11'5

Nice bright and airy with a double glazed window backing the rear garden, two double fitted wardrobes, radiator and door to the en-suite. En-suite comprising of shower cubicle, hand wash basin and built in w/c with vanity unit surround incorporating cupboards below, tiled walls and flooring, chrome heated towel rail and a double glazed window to the side.

Bedroom two

11'5 x 8'5

Another bright and airy room with a double glazed window backing the rear garden, radiator and ceiling light/fan.

Bedroom three

11'5 x 11'4

Backing the rear garden again so a lovely bright room with radiator and double glazed window.

Bedroom four

8'5 x 6'5

This room is a good size fourth bedroom with a double built in wardrobe with above cupboard, radiator and a double glazed window to the front.

Bathroom

Fitted with a jacuzzi style shower bath with above shower and screen, w/c and hand wash basin with vanity surrounds and cupboards below. Tiled walls, towel rail and a double glazed window to the side.

Rear garden south facing

The property has an excellent size south facing garden to enjoy those hot summer days, commencing with a large patio/entertaining area which extends to one side with an ornamental pond and an attached brick built shed. There are hot and cold outside taps and a path to the opposite side with gate to the front and courtesy door to the garage. The main garden is neatly laid to lawn with established plants, shrubs and flowers, the boundaries are part close board fenced but majority brick boundary wall giving additional privacy to the garden

Frontage/drive and double garage

The property has a substantial frontage with a very large drive for plenty of vehicles with a large established planted border to the front and a further planted border to the front of the house. The double garage has two electric up and over doors, power and light.

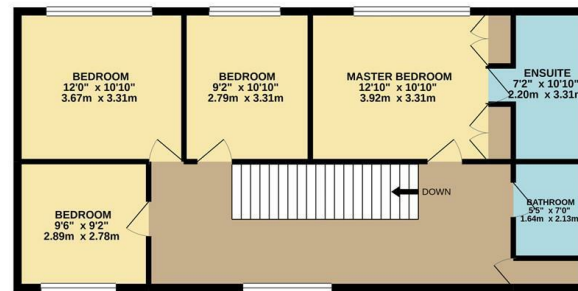
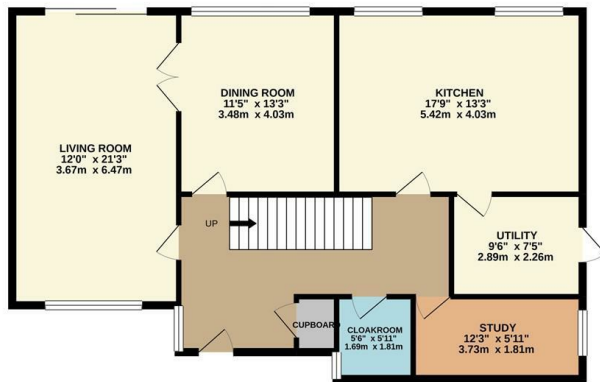
Side garden

The property is on a corner plot and the planting continues to the front of the properties extending boundary wall.



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) 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		
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