



Lord Darby Way, Burnham-On-Crouch CM0 8FX
£399,500

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk

The accommodation comprises

Located on the fringes of Burnham but still offering easy access to the high street, shops, restaurants, railway station and the picturesque river front. Built by Matthew Homes with in excess of 7 years NHBC guarantee remaining is this exceptionally well presented three bedroom detached house. Offering a spacious kitchen and dining area, large lounge and cloakroom/w/c and the first floor three good size double bedrooms with master having an en-suite and fitted wardrobes and finally the family bathroom. Externally a good size rear garden with the recent addition of a quality fitted Indian sandstone patio, path and further seating /entertaining area. To the front there is a pleasantly laid front garden with some planting, a drive to the side for multi vehicles leading to a garage with power and light and an added side courtesy door.

Storm entrance porch

Storm porch to the entrance door.

Entrance hallway

6 6" x 18 7"

Double glazed entrance door to the hallway which has quality fitted oak effect Karndean flooring and radiator. Under stair storage cupboard and stairs to the first floor.

Cloakroom/w/c

Tiled flooring, close coupled w/c and a pedestal hand wash basin with splash back tiling. Double glazed window to the side, expel air and radiator.

Kitchen/dining room

10 7" x 18 8"

This is a really generous size room with the kitchen comprising of a range of modern grey eye level units with back tiling, matching base units, drawers and complimentary work surfaces over. Inset one and a half stainless steel sink, inset stainless steel gas hob, extractor and electric oven below, integrated dish washer and washing machine. Double glazed window to the front, down lighting, tiled grey flooring, radiator and plenty of space in the dining area for a good size family table and chairs.

Lounge

17 4" x 12 5"

Once again this is a good size room and it has a continuation of the quality fitted Karndean flooring from the hallway. Television point, radiator, wall

mounted thermostatic heating control and double glazed double doors with side screen windows opening on to the south facing rear garden.

Landing

11 5" x 4

Loft access, linen cupboard shelved and housing pressurised water tank, radiator and a double glazed window to the side.

Bedroom one en-suite

14 6" x 11

An excellent size room with double fitted wardrobes, television point, radiator and a double glazed window to the front.

En- suite comprising of a walk in shower cubicle, pedestal hand wash basin, close coupled w/c, shaver point and chrome heated towel rail. Tiled flooring, down lighting and a double glazed window to the front.

Bedroom two

12 5" x 9 1"

Another generous double room, radiator and a double glazed window to the rear overlooking the allotments and fields.

Bedroom three

12 6" x 8 1"

Double glazed window to the rear again overlooking the allotments and fields and radiator.

Bathroom

Tiled flooring and part tiled walls, panelled bath with shower attachment and screen, pedestal hand wash basin and a close coupled w/c. Down lighting, chrome heated towel rail and expel air.

South facing rear garden

A generous south facing rear garden to enjoy those hot summer days, commencing with a good size patio entertaining area. The main garden is neatly laid to lawn with surrounding and nicely planted borders, the garden extends to the rear of the garage and has close board fenced boundaries.

Front garden

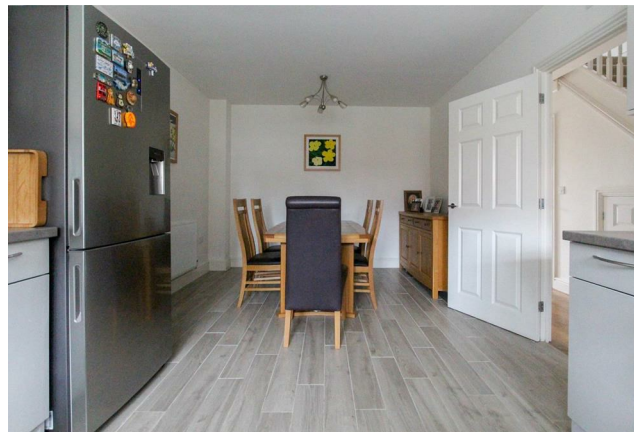
To lawn with some planting including a red robin hedge and outside cold water tap.

Drive to garage

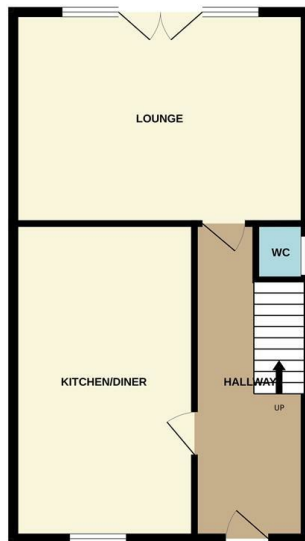
The property has its own drive for multiple vehicles leading to the garage, this has an up and over door power and light.



GROUND FLOOR
529 sq.ft. (49.1 sq.m.) approx.



1ST FLOOR
529 sq.ft. (49.1 sq.m.) approx.



TOTAL FLOOR AREA: 1058 sq.ft. (98.3 sq.m.) approx.

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. Made with Metagis 10/2021

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			95
(81-91) B		84	
(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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