

Paul Mason Associates

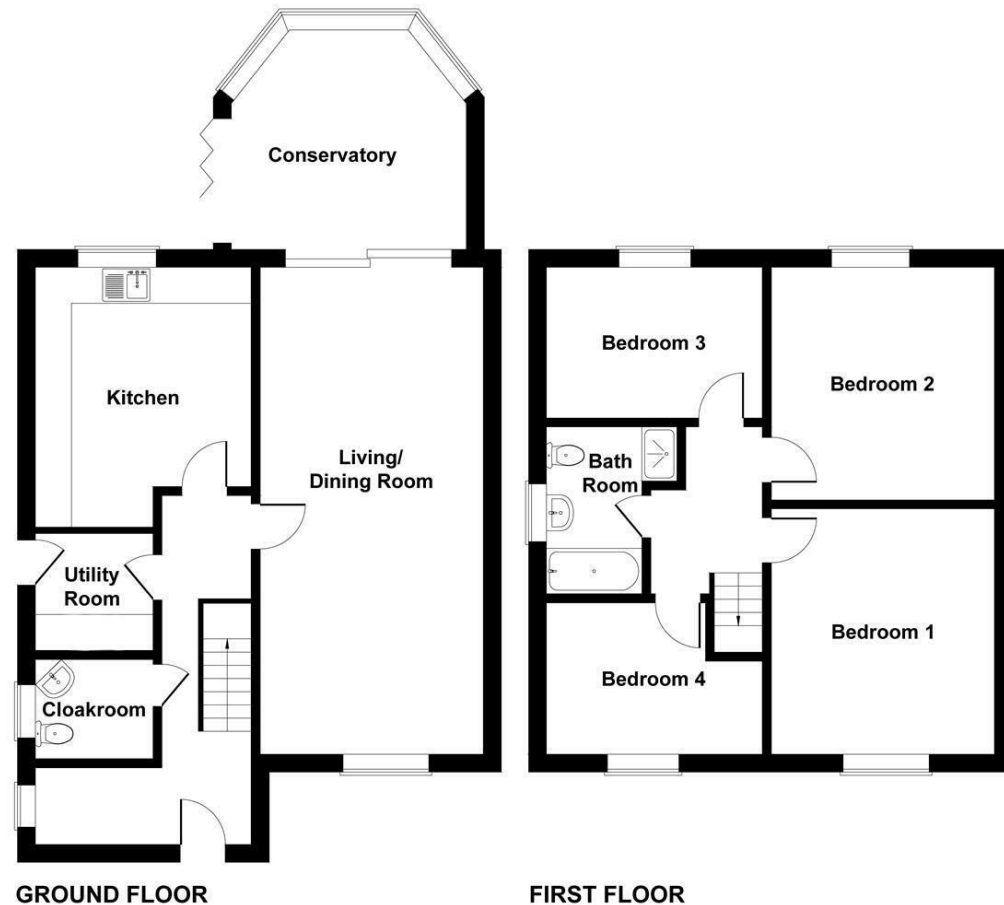


Kingswood Court, Bradwell-On-Sea, CM0 7QH

Guide price £475,000

- No Onward Chain
- Village Location
- Spacious Accommodation Throughout
- Detached Family Home
- Two Reception Rooms
- Kitchen/Breakfast Room
- Utility Room
- Secluded Rear Garden
- Detached Double Garage & Workshop
- EPC - C

GUIDE PRICE £475,000 - £490,000.....No Onward Chain.....This impressive well-presented spacious four bedroom detached family house is situated in the sought after semi-rural village of Bradwell-on-Sea in the Dengie Peninsula. The property is central to the Marina, nature walks, iconic landmarks including the Chapel of St Peter and local amenities. The accommodation includes a landing, four good size bedrooms and a re-fitted family bathroom to the first floor. On the ground floor there is a large entrance hall, lounge/dining room, conservatory, kitchen/breakfast room, utility room, and a re-fitted cloakroom. Externally, the property is set back from the road with a well maintained rear garden that is not overlooked. To the front there is a driveway with parking for numerous vehicles leading to a detached double garage & workshop. The remainder is laid to lawn with hedge borders. Viewing comes highly recommended to fully appreciate the size and standard of the accommodation on offer..



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
	88		
76			

Very energy efficient - lower running costs

Very environmentally friendly - lower CO₂ emissions

Not energy efficient - higher running costs

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

Distances

1.2 miles to Bradwell-On-Sea
Waterside

40.9 miles to Stanstead Airport

15.9 miles to Maldon Town

11.2 miles to Burnham-On-Crouch
Town

10.6 miles to Ormiston Rivers
Academy (Secondary School)

Please note all mileages are
approximate.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Composite entrance door to front.
Double glazed window to front &
side. Coved ceiling. Stairs to first
floor. Radiator. Doors to:-

Cloakroom

Obscure double glazed window to
side. Re-fitted two piece suite
comprising concealed W/C, vanity
wash hand basin with storage
below. Coved ceiling, Inset
spotlights. Heated chrome towel
rail.

Utility Room

2m x 1.7m (6'6" x 5'6")
Double glazed window to side.
Part double glazed side door
leading to driveway & rear garden.
Inset spotlights. White fitted units
to eye and base level with solid
oak worktop. Freestanding oil
fired boiler. Wood effect flooring.

Kitchen/Breakfast Room

3.6m x 3.6m (11'9" x 11'9")
Double glazed window to rear.
Coved ceiling, Inset spotlights.
Cream units fitted to eye and base
level with solid oak worktops.
Ceramic sink with drainer. Tiled
splash-backs. Integrated four ring
induction hob. Single combination
microwave grill oven and
single electric grill oven.
Dishwasher and fridge/freezer.
Wood effect flooring. Radiator.

Lounge/Dining Room

7.3m x 3.6m (23'11" x 11'9")
Triple glazed window to front,
Coved ceiling, Radiator, Patio
sliding door leading to :-

Conservatory

3.6m x 3.4m (11'9" x 11'1")
Double glazed windows to rear
and sides. Double glazed Bi fold
doors leading to rear garden. A/C
unit. Karndean flooring.

FIRST FLOOR

Landing

Coved ceiling. Access to fully
boarded loft space. Stairs to
ground floor. Doors to :-

Bedroom One

4m x 3.8m (13'1" x 12'5")
Triple glazed window to front,
Coved ceiling, Built in wardrobes,
Radiator.

Bedroom Two

3.6m x 3.3m (11'9" x 10'9")
Double glazed window to rear.

Coved ceiling, Built in wardrobes,
Radiator.

Bedroom Three

3.9m x 2.5m (12'9" x 8'2")
Double glazed window to rear.
Coved ceiling, Built in wardrobes.
Airing cupboard housing the hot
water cylinder. Radiator.

Bedroom Four

2.5m x 2.4m (8'2" x 7'10")
Triple glazed window to front,
Coved ceiling, Storage cupboard,
Radiator.

Family Bathroom

Obscure window to side. Re-fitted
four piece suite comprising
panelled bath, Shower cubicle,
Concealed WC and vanity wash
hand basin with storage below.
Inset spotlights. Fully tiled walls.
Stone effect flooring, Heated
chrome towel rail.

EXTERIOR

Frontage

Driveway providing off-road
parking for numerous vehicles.
Remainder laid to lawn. Outside
lighting Access to double garage.

Double Garage & Workshop

7.5m x 5m (24'7" x 16'4")
Electric roller door. Double glazed
windows to rear & side.
Pedestrian part glazed door to
side. Loft space. Power and
lighting connected.

Rear Garden

Commencing a large paved patio
seating area with the remainder
laid to lawn with various flowers,
trees and shrubbery. Fenced
boundary's. Access to frontage via
side gate. Timber summerhouse
to remain. Outside lighting.
Outside water tap.

Property Services

Gas - N/A

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Oil Central Heating

Local Authority - Maldon District
Council

Viewings

Strictly by appointment only
through the selling agent Paul
Mason Associates 01245
382555.

Important Notices

We wish to inform all prospective
purchasers that we have prepared
these particulars including text,
photographs and measurements
as a general guide. Room sizes
should not be relied upon for
carpets and furnishings. We have
not carried out a survey or tested
the services, appliances and
specific fittings. These particulars
do not form part of a contract and
must not be relied upon as
statement or representation of
fact.



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35 The Street
Latchingdon
Chelmsford
Essex
CM3 6JP
T: 01621 742 310

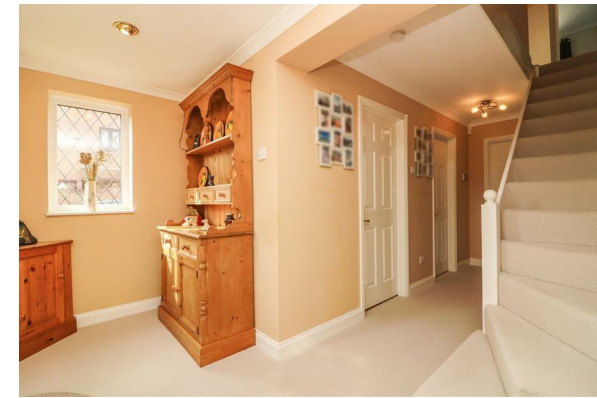
Bruce House
17 The Street
Hatfield Peverel
Chelmsford
CM3 2DP
T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

Paul Mason Associates Limited Registered in England Number - 6767946
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





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