

Paul Mason Associates



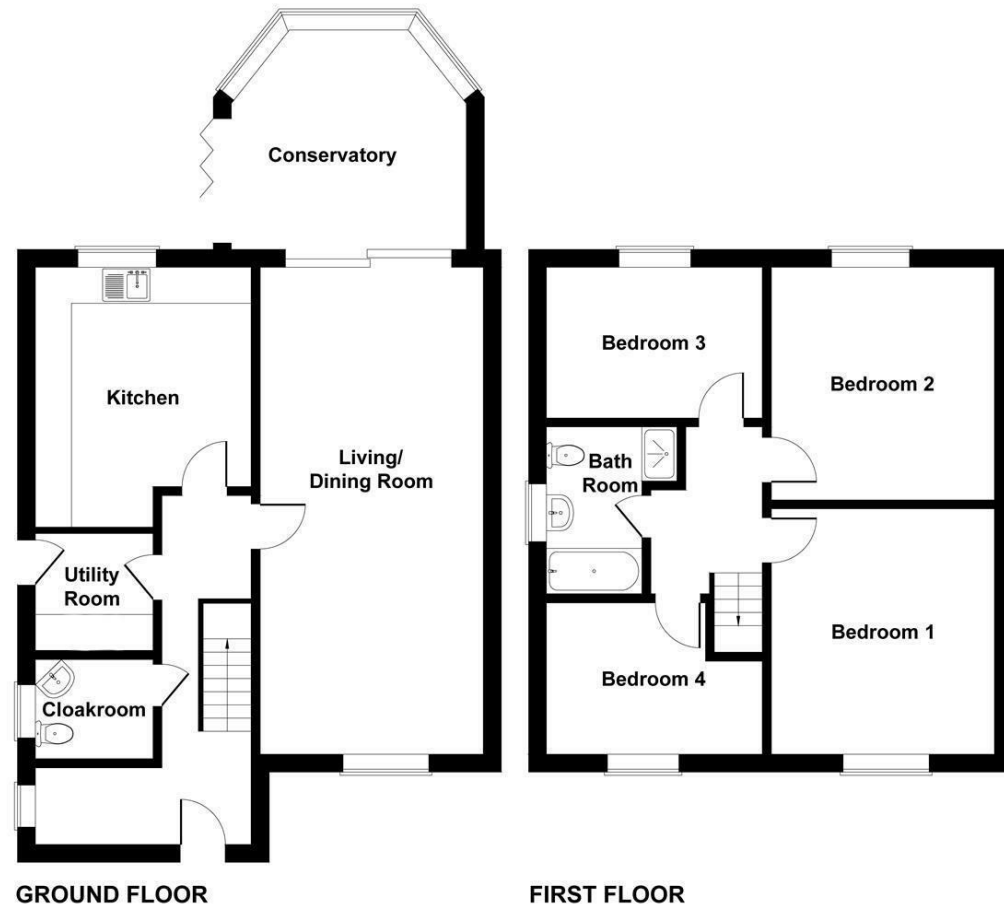
Kingswood Court, Bradwell-On-Sea, CM0 7QH

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 <sub>2</sub> ) Rating |           |
|--------------------------|-----------|------------------------------------------------|-----------|
| Current                  | Potential | Current                                        | Potential |
|                          | 88        |                                                |           |
| 76                       |           |                                                |           |

Very energy efficient - lower running costs

Very environmentally friendly - lower CO<sub>2</sub> emissions

Not energy efficient - higher running costs

Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC

## 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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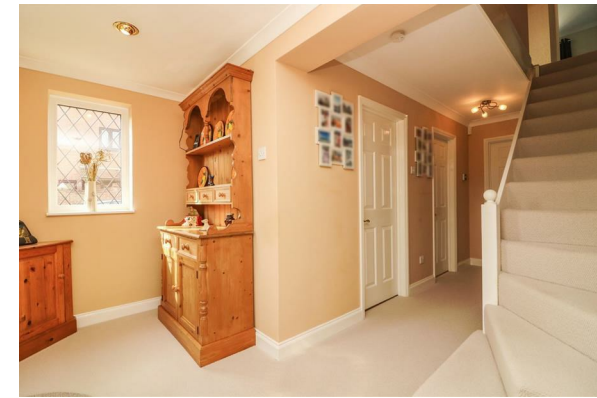
Sales | Lettings | Development | Investment

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Paul Mason Associates Limited Registered in England Number - 6767946  
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