

Paul Mason Associates



Bate-Dudley Drive, Bradwell-On-Sea, Essex, CM0 7QG
Offers in excess of £300,000

- No Onward Chain
- Stunning Countryside Views
- Re-Fitted Kitchen
- Utility Room
- Cloakroom
- Re-Fitted Shower Room
- Three Bedrooms
- Rear Garden & Driveway
- Large Workshop With Power Connected
- EPC - D

No Chain.....This spacious extended three bedroom semi-detached property is situated in the popular semi-rural village of Bradwell-on-Sea within the Dengie Peninsula. The property is central to the Marina, nature walks, iconic landmarks including the Chapel of St Peter and local amenities. Internally the accommodation includes entrance porch, open plan lounge/dining room and a re-fitted kitchen, utility room, cloakroom and a shower room on the ground floor. On the first floor there are three bedrooms and a fitted family bathroom. Externally the property is set back from the road with a well maintained rear garden with stunning countryside views. Externally the property benefits from a driveway to the front providing off road parking for two vehicles. The rear garden commences a patio seating area with the remainder mainly laid to lawn. There is a large outbuilding with power/light and toilet. Viewing comes highly recommended to fully appreciate the size and standard of the accommodation on offer..

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			
		62	82

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			



Total floor area 113.7 sq.m. (1,224 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Distances

St Cedd's Primary School - 0.3 miles
Bradwell Marina - 1.6 miles
Southminster Railway Station - 7.7 miles
Burnham-on-Crouch - 11.3 miles
Southend (London) Airport - 28.6 miles

(All distances are approximate).

Accommodation

GROUND FLOOR

Entrance Porch

Part glazed entrance door to front. Obscure double glazed window to side. Tiled flooring. Doors to:-

Cloakroom

Obscure window to side. Two piece suite comprising low level WC and vanity wash hand basin. Part tiled walls. Tile effect flooring. Radiator.

Lounge

7.2m x 4.9m (23'7" x 16'0")
Double glazed window to front. Stairs to first floor. Wood effect flooring. Radiator. Opening to :-

Kitchen/Diner

4.4m x 3.8m (14'5" x 12'5")
Double glazed window to rear with stunning countryside views. Modern refitted white units to eye and base level with stone effect work surfaces and inset sink with

drainer. Tiled splashbacks. Integrated four ring hob and electric oven. Space for American fridge-freezer, dishwasher and washing machine. Inset spotlights. Tiled flooring. French doors leading to rear garden.

Inner Hallway/Utility Room

2.6m x 1.5m (8'6" x 4'11")
Obscure part glazed door to side. Space for washing dryer. Oil fired boiler. Inset spotlights. Tiled flooring. Radiator. Door to :-

Shower Room

Refitted three piece suite comprising walk in shower with attachments, low level WC and wall mounted wash hand basin. Inset spotlights. Part tiled walls. Tiled flooring. Heated chrome towel rail.

FIRST FLOOR

Landing

Double glazed window to side. Access to loft space via hatch. Airing cupboard housing hot water cylinder. Stairs to ground floor. Doors to :-

Bedroom One

3.3m x 3.2m (10'9" x 10'5")
Double glazed window to front. Built in wardrobe. Radiator.

Bedroom Two

3.3m x 3.0m (10'9" x 9'10")
Double glazed window to rear with

stunning countryside views. Built in wardrobe. Radiator.

Bedroom Three

2.3m x 2.0m (7'6" x 6'6")
Double glazed window to front. Built in storage cupboard. Radiator.

Family Bathroom

Three piece suite comprising panelled bath with attachments, pedestal wash hand basin and low level WC. Fully tiled walls. Tile effect flooring. Radiator.

EXTERIOR

Rear Garden

Commencing Sandstone patio area with the remainder laid to lawn. Outside lighting. Outside power points. Oil tank. Fenced to boundaries. Timber shed.

Workshop/Home Office

10.0m x 1.9m (32'9" x 6'2")
Double glazed window to rear with stunning countryside views. French doors to side opening to rear garden. Inset spotlights. Wooden door leading to side and frontage. Low level WC and wash hand basin. Power and lighting connected.

Frontage

Driveway providing off road parking with the remainder laid to lawn. Side access to workshop/home office. Outside lighting.

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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