

Paul Mason Associates



East End Road, Bradwell-On-Sea, CM0 7PT

Guide price £450,000

- Rural Village Location
- Built In 2007
- Backing Onto Open Farm Land
- Kitchen/Dining Room
- Utility Room
- Two Family Bathrooms
- Four Double Bedrooms
- Off Road Parking
- 80 ft Garden
- EPC - C

Countryside Views....This stunning four bedroom family home 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 local school, St Cedds, has a published admission number of 25 pupils per year and a good rating.

The accommodation comprises a large entrance lobby, lounge, dining room/kitchen, bedroom four/reception room, utility Room and a fitted family bathroom. To the first floor there is a landing and three double bedrooms and a fitted family bathroom. Externally the property has a driveway to the front providing off road parking for numerous vehicles. The rear garden is approximately 80ft. There is a large decked seating area with the remainder mainly laid to lawn with various trees and shrubs. 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
	95		
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C	71	(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	



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

Wooden entrance door to front. Double glazed window to front. Inset spotlights. Coved ceiling. Stairs to first floor with storage space below. Wood effect flooring. Radiator. Wooden stable door leading to rear garden. Doors to:-

Bedroom Four/Reception Room

3.0m x 2.8m (9'10" x 9'2")
Double glazed window to front. Inset spotlights. Coved ceiling. Wood effect flooring. Radiator.

Shower Room

Three piece suite comprising large shower cubicle with attachments, low level WC and pedestal wash hand basin. Inset spotlights. Coved ceiling. Fully tiled walls and flooring. Radiator.

Utility Room

2.0m x 1.9m (6'6" x 6'2")
Double glazed window to rear. Coved ceiling. Cream units fitted to eye and base level with wood effect work surfaces. Inset sink and drainer. Space for washing machine and dryer. Oil fired boiler. Tiled flooring.

Lounge

5.9m x 3.3m (19'4" x 10'9")
Double glazed bay window to front & side. Coved ceiling. Feature brick fireplace, inset multi-fuel log burner. Wood effect flooring. Radiator. Opening to :-

Kitchen/Dining Room

6.3m x 3.3m (20'8" x 10'9")
Dual aspect windows to rear and side. White units fitted to eye and base level with wood effect work surfaces. Inset sink and drainer. Four ring induction hob, double electric oven, fridge and dishwasher integrated. Inset spotlights. Coved ceiling. Wood effect flooring. Double doors leading to rear garden.

FIRST FLOOR

Landing

Double glazed window to front. Inset spotlights. Coved ceiling. Stairs to ground floor. Large storage cupboard. Doors to:-

Bedroom One

4.3m x 3.2m (14'1" x 10'5")
Double glazed window to rear with

countryside views. Inset spotlights. Coved ceiling. Built in wardrobes. Radiator. Door to:-

En-Suite

Obscure double glazed window to side. Three piece white suite comprising shower cubicle with attachments, low level WC and pedestal wash hand basin. Inset spotlights. Coved ceiling. Fully tiled walls and flooring. Radiator.

Bedroom Two

6.0m x 3.1m (19'8" x 10'2")
Dual aspect windows to front and rear with countryside views. Inset spotlights. Coved ceiling. Radiator.

Bedroom Three

3.3m x 2.6m (10'9" x 8'6")
Dual aspect windows to front and side. Inset spotlights. Coved ceiling. Radiator.

Family Bathroom

Three piece white suite comprising panelled bath, low level WC and pedestal wash hand basin. Inset spotlights. Coved ceiling. Access to loft space via hatch. Fully tiled walls and flooring. Radiator.

EXTERIOR

Rear Garden

Commencing with a decked seating area, the remainder laid to lawn. Fenced to boundaries. Stunning countryside views.

Timber shed. Outside tap. Outside lighting. Side gate leading to frontage.

Frontage

Driveway providing off-road parking for numerous vehicles. Remainder laid to lawn. 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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