

Paul Mason Associates



The Spinnaker, St. Lawrence, CM0 7GR

Guide price £375,000

- Detached Family Home
- Spacious Accommodation Throughout
- Short Walk to the River Blackwater
- Kitchen/Dining Room
- Lounge
- En-Suite & Family Bathroom
- Secluded Rear Garden
- Parking For Two/Three Cars
- Single Garage
- EPC - D

No Onward Chain.....This well presented detached family home is located in the riverside village of St Lawrence, and conveniently situated within walking distance of the popular St Lawrence Bay Sailing Club, shops, restaurants and pleasant riverside walks. The accommodation includes bedroom one which benefits from fitted en-suite with three further bedrooms and a family bathroom to the first floor. On the ground floor there is entrance hall leading to lounge, kitchen/dining room and a cloakroom. Externally the property is set back from the road with a well maintained rear garden that is un-overlooked. To the front there is a tarmac drive-way providing off-road parking for two/three vehicles and access to the single garage. Viewing comes highly recommended to fully appreciate the size of the accommodation on offer.



Ground Floor



First Floor

Energy Efficiency Rating	
Current	Potential
	78
67	

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

Environmental Impact (CO ₂) Rating	
Current	Potential

Very environmentally friendly - lower CO₂ 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 CO₂ emissions

England & Wales EU Directive 2002/91/EC

ACCOMMODATION

GROUND FLOOR

Entrance Hall

4.6m x 1.5m (15'1" x 4'11")
Part glazed entrance door to front. Stairs to first floor. Under stairs storage cupboard. Radiator. Doors to :-

Cloakroom

2.3m x 1m (7'6" x 3'3")
Obscure double glazed window to front. Two piece suite comprising low level WC and pedestal wash hand basin. Wood effect flooring. Radiator.

Lounge

5.7m x 3.8m (18'8" x 12'5")
Double glazed window to front. Electric feature fireplace. Radiator. Double wooden doors to :-

Kitchen/Dining Room

5.9m x 4.3m (19'4" x 14'1")
Double glazed window to rear. Double glazed French doors leading to rear garden. Wooden units fitted to eye and base level with stone effect work surfaces, matching upstands and inset 1 1/2 sink and drainer. Five ring gas hob with extractor hood over. Integrated double electric oven, dishwasher, washing

machine and fridge-freezer. Larder cupboard. Tiled flooring. Radiator.

FIRST FLOOR

Landing

4.0m x 3.5m (13'1" x 11'5")
Double glazed window to side. Access to loft space via hatch. Stairs to ground floor. Airing cupboard housing hot water cylinder. Radiator. Doors to :-

Bedroom One

4.6m x 3.8m (15'1" x 12'5")
Double glazed window to front. Built in wardrobes. Radiator. Door to :-

En-Suite

2.4m x 1.3m (7'10" x 4'3")
Three piece suite comprising shower cubicle with attachments, pedestal wash hand basin and low level WC. Part tiled walls. Tile effect flooring. Radiator.

Bedroom Two

3.0m x 3.0m (9'10" x 9'10")
Double glazed window to rear. Radiator.

Bedroom Three

3.3m x 2.3m (10'9" x 7'6")
Double glazed window to rear. Radiator.

Bedroom Four

2.5m x 2.2m (8'2" x 7'2")
Double glazed window to front. Radiator.

Family Bathroom

2.2m x 2.0m (7'2" x 6'6")
Obscure double glazed window to side. Three piece suite comprising panelled bath, low level WC and pedestal wash hand basin. Part tiled walls. Tile effect flooring. Radiator.

EXTERIOR

Rear Garden

Paved patio seating area with the remainder mainly laid to lawn. Fenced to boundaries with hedged borders. Outside tap. Outside lighting. Outside shed. Side gate leading to frontage. Door to :-

Garage

5.3m x 2.7m (17'4" x 8'10")
Up and over door. Loft space. Power and lighting connected. Pedestrian door leading to rear garden.

Frontage

Tarmac driveway with carport providing off-road parking two-three vehicles. Access to garage. Access to rear garden via side gate.

Property Services

Gas - LPG Gas
Electric - Mains
Water - Mains
Drainage - Mains
Heating - Gas 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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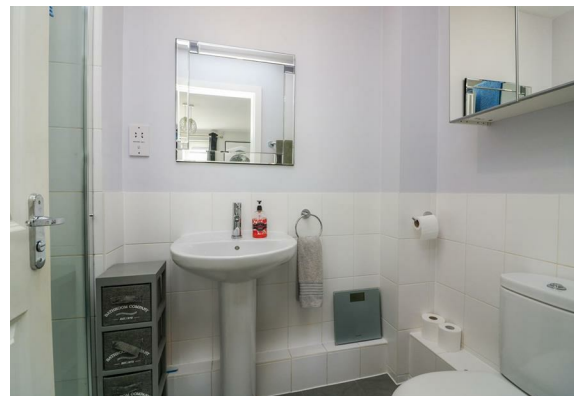
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