

Paul Mason Associates



Trusses Road, Bradwell-On-Sea, CM0 7QS
Guide price £850,000

- No Onward Chain
- Newly Decorated Throguhout
- Four Double Bedrooms
- Stunning Open Plan
Kitchen/Dining Room
- Three Reception Rooms
- Versatile Accommodation
Throughout
- Off Road Parking For Numerous
Vehicles
- Semi-Rural Location With
Farmland Views
- New Central Heating System
- EPC - C

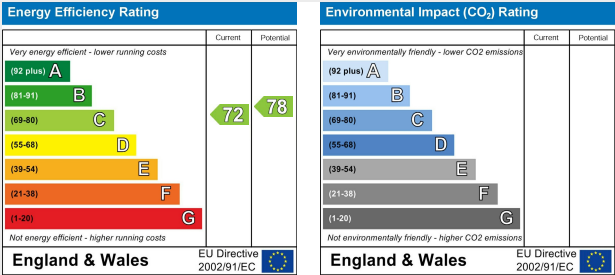
Benefitting from no onward chain, Paul Mason Associates are proud to list this immaculate detached family home located in the village of Bradwell-On-Sea, a semi-rural village with plenty of history and beautiful scenic walks along the coast, popular for families, dog walkers and nature lovers. The village is known for St Peters Chapel, one of the earliest chapels still in use in England, its pre WW2 airfield and decommissioned nuclear power station. Bradwell Marina is situated on the Blackwater estuary and is ideally placed with easy access to Essex Rivers and cruising to the French, Dutch and Belgium coasts and benefits from a restaurant which is open to the public. The village also benefits from a primary school with just 25 admissions per year, and a shop with a post office.

The accommodation commences a porch opening to a generous and welcoming entrance hall which provides access to the ground floor cloakroom, bedroom four/study, the impressive 23ft lounge, dining room and the stunning newly fitted kitchen with granite work surfaces which opens up into a conservatory allowing plenty of light to shine through the kitchen space. The kitchen also provides access to the separate utility room and conveniently has an additional door through to the dining room.

The first floor is accessed via the staircase in the entrance hall which leads up to the landing with access to bedroom one which measures 23ft, boasts bespoke fitted wardrobes, an en-suite and terrace overlooking the rear garden, bedroom two which also benefits from an en-suite, bedroom three and a shower room.

Externally, the property sits on a plot of approximately 0.7 acres, with a well-maintained rear garden and a driveway to the front accessed via electric iron gates providing off-road parking for numerous vehicles. The property also benefits from CCTV and an alarm system.

To appreciate this spacious and versatile accommodation, viewings come highly recommended.



ACCOMMODATION

GROUND FLOOR

Entrance Hall

2.3m x 1.9m (7'6" x 6'2")

Hallway

5.5m x 3.6m (18'0" x 11'9")

Lounge

7.3m x 4.1m (23'11" x 13'5")

Dining Room

4.8m x 3.6m (15'8" x 11'9")

Kitchen

4.8m x 3.6m (15'8" x 11'9")

Utility Room

4.7m x 3.4m (15'5" x 11'1")

Conservatory

6.3m x 3.5m (20'8" x 11'5")

Cloakroom

1.4m x 1.3m (4'7" x 4'3")

Bedroom Four/Study

3.8m x 3.5m (12'5" x 11'5")

FIRST FLOOR

Landing

Bedroom One

7.2m x 3.5m (23'7" x 11'5")

En-Suite

3.4m x 1.7m (11'1" x 5'6")

Bedroom Two

4.7m x 3.9m (15'5" x 12'9")

En-Suite

2.6m x 1.3m (8'6" x 4'3")

Bedroom Three

3.7m x 3.2m (12'1" x 10'5")

Shower Room

1.8m x 1.7m (5'10" x 5'6")

EXTERIOR

Rear Garden

Garage

Frontage

Property Services

Gas - N/A

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Oil

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.

Should you be successful in having an offer accepted on a property through ourselves, then there is an administration charge of £25 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.





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