

Paul Mason Associates



Mountview Crescent, St. Lawrence, Essex, CM0 7NT
Guide price £750,000

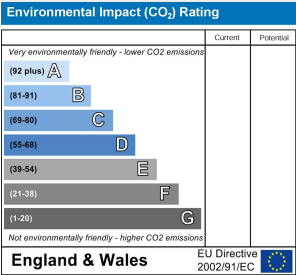
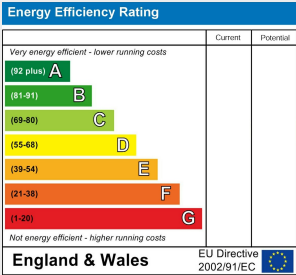
- Brand New Home
- Three/Four Double Bedrooms
- Four Piece En-Suite to Bedroom One
- Front and Rear Balcony's
- Large Outbuilding
- Panoramic Countryside Views
- Finished to a High Standard
- Waterside Village Location
- Large Driveway Including a Gated Section
- EPC - TBC

This brand new luxury property is nestled in the tranquil waterside village of St Lawrence, providing idyllic walks by the water and the surrounding countryside. The property offers an exceptional living experience with a thoughtful layout and modern industrial style with a high-quality finish throughout.

The accommodation commences with an entrance hall with LVT herringbone flooring running through to the open plan area. The ground floor includes two secluded reception rooms with versatile use, a cloakroom and a beautiful open plan lounge/kitchen/dining area, perfect for family living or entertaining guest. The area is sure to impress with an entertainment wall and inset feature fireplace, a stunning kitchen which includes fitted appliances, a matching breakfast bar and bi-fold doors opening up to the rear garden.

Heading to the first floor, there are feature redbrick walls, adding to the industrial style charm. The half landing benefits from a full height obscure window allowing plenty of natural light in. The first floor landing provides access to the family bathroom and three double bedrooms. Bedroom one boasts a generously sized balcony overlooking surrounding farmland, a dressing room and a large four piece en-suite which features a free-standing bath and sliding doors to the rear balcony. Bedroom two also benefits from a balcony to the front of the property. As well as the many benefits already mentioned, the property boasts dazzling strip lighting integrated in the unique ceiling designs and oak doors throughout.

Externally the plot comprises a large newly laid driveway to the front. There is access to the rear of the property via both sides. One benefits from double gates opening to additional parking which would easily house a boat or other larger vehicle. The landscaped garden begins with a porcelain paved patio seating area, the remainder is mostly laid to lawn with a large outbuilding to the rear, ideal for those requiring a separate, usable space.



Location

St Lawrence is a waterside village on The Dengie Peninsula with its own stretch of beach known as St Lawrence Bay. The village is protected from flooding by the sea wall which was reinforced in the 90's and provides a footpath along the riverbank. The village is popular for its water sports with the sailing club situated on the River Blackwater and also benefits from a shop which includes a post office, two public houses and a restaurant. The village is conveniently within 5 miles of Southminster, which has a train station and further amenities.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

3.9m x 1.6m (12'9" x 5'2")

Home Office

2.7m x 1.8m (8'10" x 5'10")

Snug/Bedroom Four

3.5m x 2.9m (11'5" x 9'6")

Cloakroom

1.7m x 1.0m (5'6" x 3'3")

Open Plan Kitchen/Lounge/Dining Room

7.3m x 6.4m max (23'11" x 20'11" max)

FIRST FLOOR

Landing

3.0m x 2.8m (9'10" x 9'2")

Bedroom One

4.2m x 3.6m (13'9" x 11'9")

Dressing Room

2.9m x 1.5m (9'6" x 4'11")

En-Suite

3.0m x 2.5m (9'10" x 8'2")

Bedroom Two

4.0m x 3.3m (13'1" x 10'9")

Bedroom Three

3.9m x 3.3m (12'9" x 10'9")

Bathroom

3.4m x 2.6m (11'1" x 8'6")

EXTERIOR

Large Outbuilding

6.6m x 5.9m max (21'7" x 19'4" max)

Rear Garden

Frontage

Property Services

Gas - N/A

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Oil Central Heating

Local Authority - Maldon District

Council

Viewings

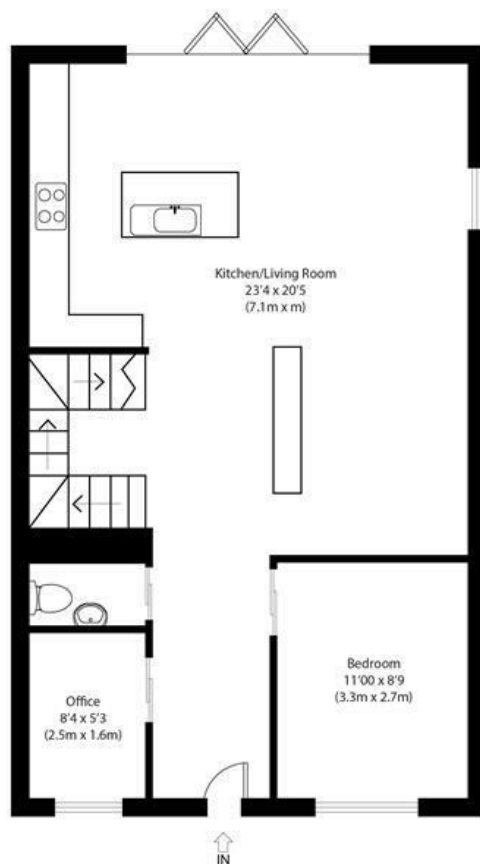
Strictly by appointment only through

the selling agent Paul Mason Associates 01245 382555.

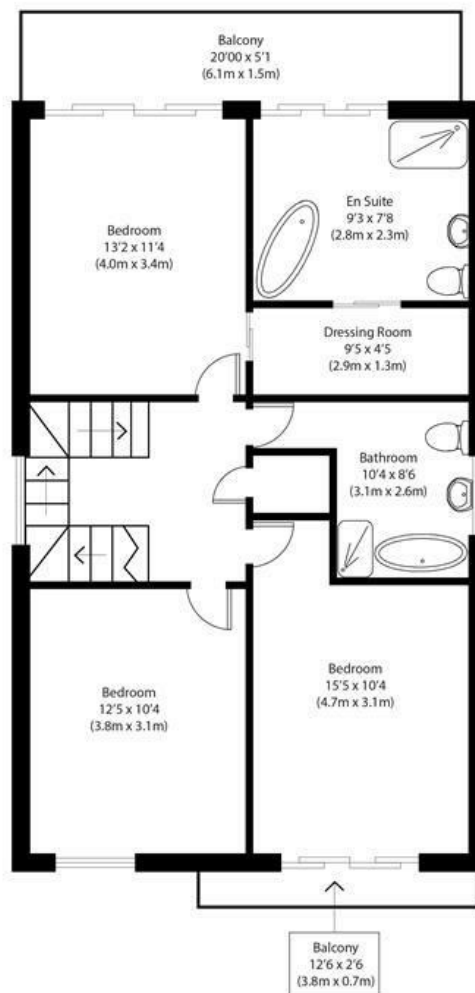
Important Notices

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.

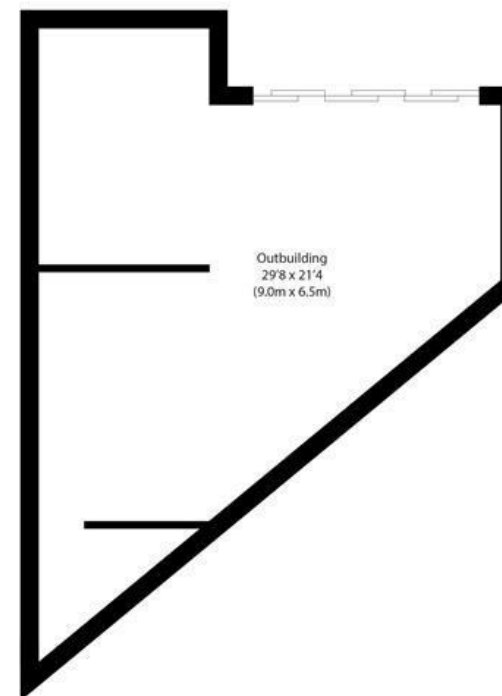
Should you be successful in having an offer accepted on a property through ourselves, then there is an administration charge of £25 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.



Ground Floor



First Floor



Approximate Gross Internal Area
Main House 1415 sq ft (131 sq m)
Outbuilding 380 sq ft (35 sq m)
Total 1795 sq ft (167 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright: www.photoshousgroup.co.uk

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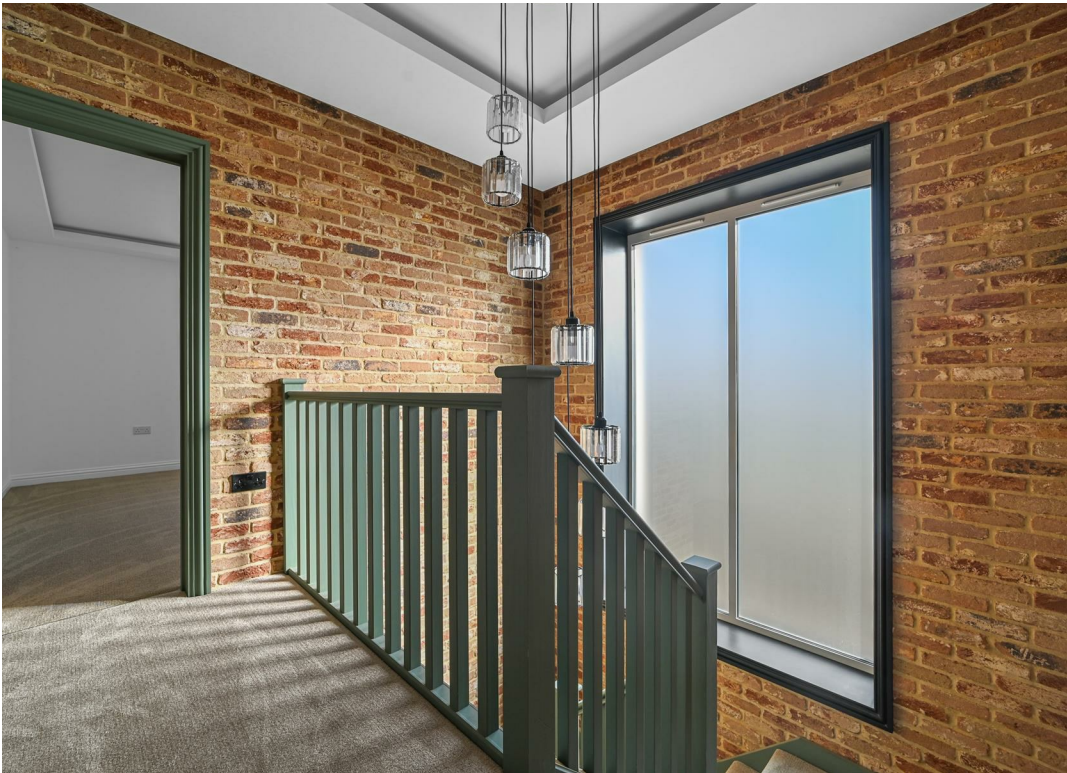
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