

Regatta Road, Burnham-on-Crouch, CM0 8FZ



£475,000

Built in 2019, occupying one of the larger plots on the development, is this Buckfastleigh two/three bedroom detached bungalow. The property has been enhanced by the current owners with many upgrades including Amtico flooring, custom fitted window shutters, premium packs for bathroom and en suite and landscaped rear garden.

EPC Rating: B. Council Tax Band: E.

Viewing highly recommended. Our Ref: 18196.

Entrance via uPVC glazed entrance door to entrance hall.

ENTRANCE HALL

Double opening storage cupboard. Radiator. Plastered ceiling.



LOUNGE 17' 2" x 11' 5" (5.23m x 3.48m)

Double glazed bay window with custom fitted shutters to front aspect. Double glazed window with custom fitted shutters to side aspect. Two radiators. Plastered ceiling.



STUDY/BEDROOM THREE 7' 10" x 7' 7" (2.39m x 2.31m)

Double glazed bay window with custom fitted shutters to front aspect. Radiator. Plastered ceiling.



KITCHEN/BREAKFAST ROOM (L-SHAPED) 18' 8" x 16' 3" (5.69m x 4.95m)

Double glazed window full height windows to side and rear aspects. Double glazed French doors providing access to rear garden.



KITCHEN AREA

A comprehensive range of modern high gloss base and eye level units incorporating work surface with integrated sink drainer unit. Eye level double electric oven with separate gas hob and stainless steel extractor chimney above. Integrated fridge freezer. Integrated dishwasher. Tiled Amtico flooring. Radiator. Plastered ceiling. **WALK IN UTILITY CUBBOARD** with space and plumbing for appliances. Further storage areas.

BEDROOM ONE 12' 3" x 12' (3.73m x 3.66m)

Double glazed French doors providing access to rear garden. Fitted mirror fronted wardrobes (an extra paid for by vendors). Plastered ceiling. Radiator. Door to en suite.



BEDROOM TWO 12' 2" x 11' 3" (3.71m x 3.43m)

Double glazed bay window with custom fitted shutters to front aspect. Fitted mirror fronted wardrobes (an extra paid for by vendors). Door to Jack and Jill bathroom.



JACK AND JILL BATHROOM

Obscure double glazed window to side aspect. A three piece suite comprising panelled bath with shower screen and thermostatic shower over, pedestal wash hand basin and low level wc. Plastered ceiling. Tiled flooring. Door to entrance hall.



EN SUITE SHOWER ROOM

Obscure double glazed window to rear aspect. A three piece suite comprising tiled shower cubicle with thermostatic shower, pedestal wash hand basin with tiled splash back and low level wc. Radiator. Tiled flooring.

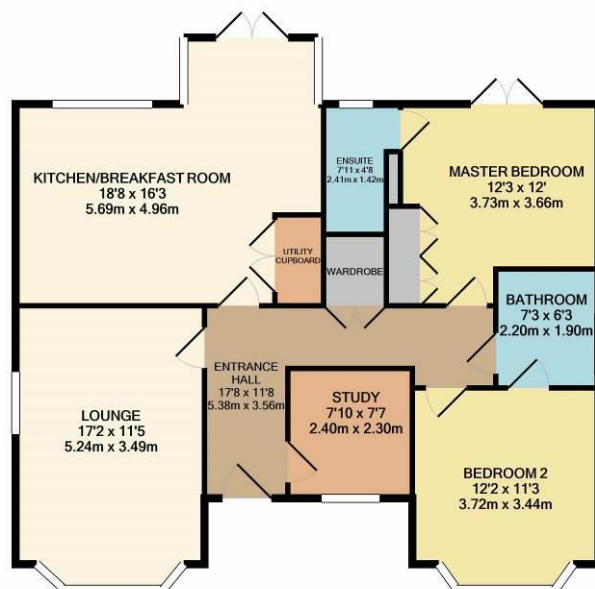


EXTERIOR.

A BEAUTIFULLY LANDSCAPED REAR GARDEN, which the vendors have thoughtfully designed, commencing with paved patio area. Laid to lawn. Mature flower and shrub borders. Sleeper edging. Raised ornamental pond. Further SECLUDED SIDE GARDEN, which could be used for further storage/allotment. Door to garage. DETACHED GARAGE with power and lighting. DRIVEWAY providing off street parking for two vehicles.



The property is set back with large communal lawn area to the front of the property with privacy hedging. Pathway to front and garage.



TOTAL APPROX. FLOOR AREA 991 SQ.FT. (92.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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