

Paul Mason Associates



Church Road, North Fambridge, CM3 6LU

Guide price £899,995

- No Onward Chain
- Waterside Village Location
- Spacious Accommodation Throughout
- Fully Refurbished to an Exceptionally High Standard
- Four Reception Rooms
- Utility Room
- En-Suite to Bedroom One
- Landscaped Rear Garden
- Integral Garage
- EPC - D

\*\*\* NO ONWARD CHAIN \*\*\* This four bedroom detached family home has been finished to a very high standard and is situated within the waterside village of North Fambridge.

The village is located on the banks of the River Crouch boasting a beautiful nature reserve which is known for its wetland bird species and provides idyllic walks. On the River, Fambridge Yacht Haven is a beautiful marina in the area if you have a sailing interest. The highly rated Ferry Boat Inn public house and restaurant is situated near the water. North Fambridge also benefits from a train station providing connections into London. The nearest town is South Woodham Ferrers followed by Burnham On Crouch, both providing numerous amenities.

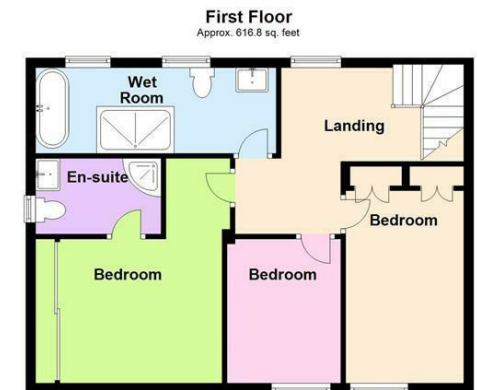
The accommodation comprises generous entrance hall with access to the integral garage and study/boot room, lounge, bedroom four, utility room, cloakroom and a stunning German Hacker kitchen/family room measuring 28'6" x 25'3" providing a great space for entertainment.

To the first floor there is a landing with solid oak doors providing access to bedroom one which benefits from a refitted en-suite, bedroom two, bedroom three and a spacious refitted four piece bathroom suite.

Externally the property is set back from the road with a large grey driveway offering parking for numerous vehicles and access to the garage. To the rear, the garden commences a large porcelain tiled patio area with the remainder laid to lawn with hedged borders, newly replaced fencing to boundaries, and various decorative trees and shrubs.

Viewings come highly recommend to fully appreciate the size and quality of the property on offer.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>			
	62		69
<p>EU Directive 2002/91/EC</p> <p>England &amp; Wales</p>		<p>EU Directive 2002/91/EC</p> <p>England &amp; Wales</p>	



Total area: approx. 2393.2 sq. feet

Produced by PTEPC Limited. Disclaimer: All floorplans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floorplan information and the floorplan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your full requirements.  
Plan produced using PlanUp.

## Distances

North Fambridge Station- 0.7 miles

West Wick Marina- 0.8miles

Chelmsford- 14.1 miles

Southend Airport- 17.1 miles

All distances are approximate.

## Accommodation

### GROUND FLOOR

#### Entrance Hall

3.2m x 3.1m (10'5" x 10'2")

Triple glazed high security entrance door to front with side screens. Inset spotlights. Amtico flooring. Radiator. Solid oak doors to:-

#### Integral Garage

5.0m x 4.6m (16'4" x 15'1")

Electric insulated sectional roller door to front. Fully plastered throughout. Inset spotlights. Fitted eye and base level units with stone effect work surfaces. Hot water cylinder. Solar panel system. Granite tiled flooring. Radiator.

#### Study/Boot Room

2.8m x 2.1m (9'2" x 6'10")

Amtico flooring. Radiator.

#### Lounge

6.7m x 4.7m (21'11" x 15'5")

Double glazed windows to front. Feature fireplace. TV point. Oak staircase leading to first floor. Amtico flooring. Radiator.

#### Bedroom Four

3.8m x 3.3m (12'5" x 10'9")

Double glazed window to front. Inset spotlights. TV point. Amtico flooring. Radiator.

#### Kitchen/Family Room

8.69m x 7.70m (28'6" x 25'3")

Two double glazed windows to side. Four electrically operated Velux windows to ceiling. Large sliding doors leading to rear garden. Inset spotlights. Built in

surround system. TV point. Amtico flooring. Underfloor heating.

Incredibly well presented, high quality German Hacker kitchen units fitted to eye and base level with Dekton work surfaces with inset 1 1/2 sink. Quooker Sparkling water and instant boiling tap. Integrated Siemens appliances including, built in oven with added steam and microwave function (bottom right), built in compact oven with steam function (top right), built in fully automatic coffee machine (top left), built in oven with microwave (bottom left) and two built in warming draws (one to each side), full height fridge and full height freezer. Integrated Bosch dishwasher. Integrated wine cooler. Under counter lighting.

Island with matching units and a granite work surface. Integrated Siemens five ring induction hob with AEG extractor hood over. Under counter lighting.

#### Utility Room

4.0m x 3.1m (13'1" x 10'2")

Obscure double glazed window to side. Pedestrian door leading to side. Modern units fitted to eye and base level with stone effect work surfaces with matching upstands. Inset stainless steel sink. Water softener system (providing softened water throughout the property). Space for washing machine, dryer and American fridge-freezer. Amtico flooring. Door to :-

#### Cloakroom

2.0m x 1.0m (6'6" x 3'3")

Two piece suite comprising vanity wash hand basin with storage below and concealed WC. Inset spotlights. Part tiled walls. Amtico flooring.

### FIRST FLOOR

#### Landing

3.7m x 3.4m (12'1" x 11'1")

Double glazed window to rear. Inset spotlights. Oak banister with glass leading to ground floor. Access to loft space via hatch. Airing cupboard. Radiator. Solid oak doors to :-

#### Bedroom One

4.5m x 3.5m (14'9" x 11'5")

Double glazed window to front. Inset spotlights. Built in wardrobes. Radiator. Door to :-

#### En-Suite

2.3m x 1.5m (7'6" x 4'11")

Obscure double glazed window to side. Three piece refitted suite comprising corner steam shower with jets and attachments with control panel, vanity wash hand basin with storage below and concealed WC. Inset spotlights. demist mirror. Fully tiled walls and flooring with underfloor heating. Heated chrome towel rail.

#### Bedroom Two

3.9m x 2.5m (12'9" x 8'2")

Double glazed window to front. Built in wardrobes. TV point. Radiator.

#### Bedroom Three

3.2m x 2.6m (10'5" x 8'6")

Double glazed window to front. TV point. Radiator.

#### Bathroom

4.7m x 2.0m (15'5" x 6'6")

Two obscure double glazed windows to rear. Refitted four piece suite finished to a high standard comprises walk in rainfall shower with glass screen and attachments, freestanding bath with mixer taps, concealed WC and vanity wash hand basin with storage below. Inset spotlights. Demist mirror. Fully tiled walls and flooring with underfloor heating. Heated chrome towel rail.

### EXTERIOR

#### Rear Garden

Commencing large porcelain tiled patio entertainment area with the remainder laid to lawn. Hedge borders, various trees and shrubs. Timber shed. Newly fenced to boundaries. Outside lighting. Outside tap. Outside power point. Double gates leading to frontage.

#### Frontage

Wooden five bar gate to front. Grey shingle driveway providing off road parking for numerous vehicles. Double gates leading to rear garden. Access to entrance door and garage. Outside lighting. Hedged border to front.

#### Services

Gas - N/A

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Oil Central Heating

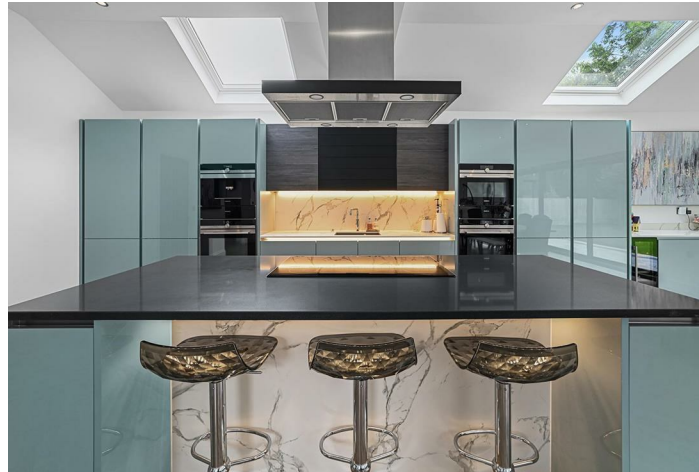
Local Authority - Maldon District Council

#### Viewings.

Strictly by appointment only through the selling agent Paul Mason Associates on 01621 742310.

#### 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.



Paul Mason Associates

35 The Street  
Latchingdon  
Chelmsford  
Essex  
CM3 6JP  
T: 01621 742 310

Bruce House  
17 The Street  
Hatfield Peverel  
Chelmsford  
CM3 2DP  
T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

Paul Mason Associates Limited Registered in England Number - 6767946  
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





Paul Mason Associates

35 The Street  
Latchingdon  
Chelmsford  
Essex  
CM3 6JP  
T: 01621 742 310

Bruce House  
17 The Street  
Hatfield Peverel  
Chelmsford  
CM3 2DP  
T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: [info@paulmasonassociates.co.uk](mailto:info@paulmasonassociates.co.uk) [www.paulmasonassociates.co.uk](http://www.paulmasonassociates.co.uk)

Paul Mason Associates Limited Registered in England Number - 6767946  
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP

