

Paul Mason Associates



Main Road, St. Lawrence, CM0 7NA
Offers in excess of £550,000

- Detached Family Home
- Popular Riverside Village
- Two Reception Rooms
- Re-fitted Kitchen
- Utility Room
- Four Double Bedrooms
- Large Rear Garden
- Double Length Garage
- Driveway Parking
- EPC - D

This deceptively spacious four bedroom detached house is located in the waterside village of St Lawrence and is conveniently within walking distance of the popular St Lawrence Bay Sailing Club, the two public houses within the village, water sports club, shop and post office. The accommodation includes an entrance porch, hallway, re-fitted Kitchen, utility room, cloakroom, lounge, dining room, two double bedrooms and a re-fitted family bathroom. On the first floor there are two further double bedrooms, with a five-piece en-suite to the master and an en-suite WC to bedroom two. Externally the property sits on a generous plot with an in and out driveway to the front providing off road parking for numerous vehicles, as well as a double length garage to the side. To the rear of the property, the garden is of a good size, mainly laid to lawn and has a patio and decked seating area with various decorative trees and shrubbery. Viewing comes highly recommended to fully appreciate the size and standard of the accommodation on offer.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
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		Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions	
	65		76
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

Distances

Ormiston Rivers Academy - 7.9 miles

Southminster Railway Station - 6.0 miles

Burnham-on-Crouch - 8.5 miles

Maldon Town Centre - 13.1 miles

Southend (London) Airport - 26.4 miles

ACCOMMODATION

GROUND FLOOR

Entrance Porch

Part glazed entrance door with side screen. Part glazed door to :-

Entrance Hall

4.6m x 2.5m (15'1" x 8'2")

Part glazed door to entrance porch. Coved ceiling. Wood effect flooring. Doors to :-

Bedroom

4.4m x 3.5m (14'5" x 11'5")

Double glazed windows to front and side with wooden shutters. Coved ceiling. Wood effect flooring. Radiator.

Bedroom

3.5m x 3.5m

Double glazed windows to front and side with wooden shutters. Coved ceiling. Wood effect flooring. Radiator.

Bathroom

2.1m x 1.8m (6'10" x 5'10")

Obscure double glazed window to side. Refitted four piece suite comprising shower with attachments, concealed WC, vanity wash hand basin and bidet. Inset spotlights. Fully tiled walls and flooring. Heated towel rail.

Kitchen/Breakfast Room

4.8m x 4.2m (15'8" x 13'9")

Two double glazed windows to side. Refitted shaker style kitchen with quartz work surfaces and matching upstands. Inset 1 1/2 sink with drainer. Integrated microwave and wine cooler. Space for Rangemaster style cooker and American fridge-freezer. Large breakfast bar. Coved ceiling. Inset spotlights. Wood effect flooring. Opening to :-

Inner Hallway

3.1m x 1.0m (10'2" x 3'3")

Part glazed door to side leading to rear garden. Wood effect flooring. Radiator. Doors to :-

Utility Room

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

Double glazed window to rear. Cream units fitted to eye and base level with quartz effect work surfaces. Inset 1 1/2 sink and drainer with tiled splashbacks. Space for washing machine and dryer. Wood effect flooring. Radiator.

Cloakroom

1.3m x 1.2m (4'3" x 3'11")

Obscure double glazed window to side. Refitted two piece suite comprising concealed WC and vanity wash hand basin. Wooden flooring. Heated towel rail.

Dining Room

6.2m x 3.5m (20'4" x 11'5")

Two double glazed windows to side with wooden shutters. Coved ceiling. Stairs to first floor. Wood effect flooring. Radiator. Double doors to :-

Lounge

5.4m x 4.3m (17'8" x 14'1")

Double glazed French doors with side screens leading to rear garden. Coved ceiling. Inset spotlights. Feature gas fireplace. Wood effect flooring. Radiator.

FIRST FLOOR

Bedroom

5.6m x 5.0m (18'4" x 16'4")

Double glazed window to front with wooden shutters. Eaves storage. Radiator. Door to :-

En-Suite

2.1m x 1.0m (6'10" x 3'3")

Velux window to side. Two piece suite comprising low level WC and wash hand basin. Storage cupboard. Inset spotlights. Tile effect flooring. Heated towel rail.

Bedroom

6.2m x 4.3m (20'4" x 14'1")

Double glazed window to rear with wooden shutters. Built in wardrobes. Wood effect flooring. Radiator. Door to :-

En-Suite

2.8m x 2.4m (9'2" x 7'10")

Velux window to side. Five piece suite comprising corner bath, shower cubicle with attachments, low level WC, bidet and pedestal wash hand basin. Inset spotlights. Part tiled walls. Tile effect flooring. Radiator.

EXTERIOR

Rear Garden

Mainly laid to lawn with a variety of flowers, trees and shrubbery. Paved and decked seating areas. Outside lighting. Outside tap. Access to frontage via side gate. Pedestrian door to :-

Double Length Garage

Up & Over door. Power & light connected.

Frontage

In and out driveway providing off road parking for numerous vehicles. Access to rear garden via side gate. Outside lighting.

Property Services

Gas -

Electric - Mains

Water - Mains

Drainage - Mains

Heating -

Local Authority -

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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Sales | Lettings | Development | Investment

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Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





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(39-54) E		(39-54) E	
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