

Paul Mason Associates



Tinnocks Lane, St. Lawrence, CM0 7NF
Guide price £675,000

- No Onward Chain
- Views Over The River Blackwater
- Spacious Accommodation Throughout
- Four Double Bedrooms
- Family Bathroom
- Kitchen/Dining Room
- Conservatory
- Large Rear Garden
- Extensive Driveway and Garage
- EPC - TBC

VIEWES OVER THE RIVER BLACKWATER.... This spacious four bedroom detached property is located in a pleasant private no through road in the village of St Lawrence. The village is conveniently within walking distance of the popular St Lawrence Bay Sailing Club, with two public houses within the village, water sports club, shop and post office.

The accommodation comprises an entrance porch, entrance hall and a hallway leading to three double bedrooms, fitted family bathroom, cloakroom, shower room, utility room, conservatory, potting room and an inner hallway with access to the integral garage. To the first floor there is a landing, lounge area with access to large balcony to front offering stunning river views. Kitchen/dining room, study, cloakroom and bedroom one.

Externally there is an extensive in and out driveway with parking for numerous vehicles to the front of the property, as well as a single garage and carport. The rear garden is mostly laid to lawn with various trees and a paved patio seating/entertainment area. Viewing comes highly recommended to fully appreciate the size and standard of the accommodation on offer.

Awaiting Floorplan

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
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

All mileages are approximate.

ACCOMMODATION

GROUND FLOOR

Entrance Porch

3.5m x 2.0m (11'5" x 6'6")

Glazed door to side. Window to front. Tiled flooring. Wooden entrance door.

Hallway

3.3m x 2.8m (10'9" x 9'2")

Wooden entrance door. Obscure window to front. Coved ceiling. Stairs to first floor. Tiled flooring. Radiator. Doors to :-

Family Bathroom

3.4m x 1.9m (11'1" x 6'2")

Obscure window to rear. Three piece suite comprising walk in shower cubicle with attachments,

concealed WC with additional storage cupboard and vanity wash hand basin. Fully tiled walls and flooring. Radiator.

Utility Room

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

Window to rear. Wooden units fitted to eye and base level with stone effect work surfaces. Inset sink and drainer. Space for washing machine and fridge. Oil boiler. Fully tiled walls. Wood effect flooring. Radiator. Door too :-

Shower Room

1.6m x 1.0m (5'2" x 3'3")

Shower cubicle with attachments. Fully tiled walls. Tile effect flooring.

Conservatory

6.4m x 3.5m (20'11" x 11'5")

Windows to rear and side. French doors to side leading to rear garden. Tiled flooring. Doors to :-

Potting Room

5.2m x 2.2m (17'0" x 7'2")

Window to rear. Tiled flooring. Cold water tap.

Cloakroom

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

Window to side. Two piece suite

comprising low level WC and wash hand basin. Part tiled walls.

Inner Hallway/Storage Room

3.0m x 1.7m (9'10" x 5'6")

Tile effect flooring. Radiator. Door to integral storage cupboard.

Inner Hallway

2.5m x 1.7m (8'2" x 5'6")

Obscure window to front. Two storage cupboards. Door to :-

Integral Garage

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

Electric roller door. Two windows to side. Power and lighting connected.

Inner Hallway

4.7m x 0.8m (15'5" x 2'7")

Wood effect flooring. Radiator.

Bedroom Two

3.6m x 3.4m (11'9" x 11'1")

Sliding patio doors leading to rear garden. Window to side. Coved ceiling. Radiator.

Bedroom Three

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

Window to front. Coved ceiling. Built in wardrobes. Radiator.

Bedroom Four

2.9m x 2.6m (9'6" x 8'6")

Window to front. Radiator.

FIRST FLOOR

Landing

6.0m x 2.4m (19'8" x 7'10")

Velux window to front. Stairs to ground floor. Airing cupboard housing hot water cylinder. Eaves storage. Door to :-

Lounge

6.2m x 5.5m (20'4" x 18'0")

Window to front. Patio doors leading to balcony with views over the River Blackwater. Brick fireplace with inset log burner. Eaves storage cupboards. Radiator.

Balcony

Large balcony with views over the River Blackwater. Patio doors leading in to Lounge.

Study

2.0m x 1.8m (6'6" x 5'10")

Velux window to rear.

Kitchen/Dining Room

5.2m x 4.4m (17'0" x 14'5")

Bay window to rear. Views over the River Blackwater. Window to side. Units fitted to eye and base level with wooden work surfaces. Four ring hob and extractor fan. Double electric oven. Warming draw. 1 1/2 sink and drainer. Tiled splashbacks. Dishwasher. Tiled flooring. Eaves storage. Radiator.

Bedroom One

4.3m x 3.4m (14'1" x 11'1")

Bay window to front. Built in wardrobes. Radiator.

Cloakroom

1.5m x 1.3m (4'11" x 4'3")

Velux window to rear. Two piece suite comprising low level WC and vanity wash hand basin. Fully tiled walls. Radiator.

EXTERIOR

Rear Garden

Large paved patio seating area with the remainder laid to lawn with various plants, trees and shrubs. Large fish pond. Pathway leading to two greenhouses. Two timber sheds to remain. Access to frontage via side gate. Rear access to the River Blackwater. Outside lighting.

Frontage

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

Property Services

Gas - N/A

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Oil

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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