

Paul Mason Associates



Tinnocks Lane, St. Lawrence, Essex, CM0 7NF
Guide price £475,000

- No Onward Chain
- Views Over The River Blackwater
- Three/Four Bedroom Detached House
- Re-Fitted En-Suite
- Kitchen/Breakfast Room
- Fitted Family Bathroom
- Secluded Rear Garden
- Driveway and Garage
- Exclusive Private Road
- EPC - E

**** VIEWS OVER THE RIVER BLACKWATER **** Guide price of £475,000 - £485,000. This well presented three/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 Stone 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 bedroom one with a re-fitted en-suite, two further double bedrooms, fitted family bathroom, utility room and access to the integral garage. To the first floor there is a large lounge/dining room with stunning riverside views, kitchen/breakfast room, cloakroom and study/bedroom four.

Externally there is a driveway with parking for numerous vehicles to the front of the property, as well as a single garage. The rear garden is mostly laid to lawn with various shrubs. Viewing comes highly recommended to fully appreciate the size and standard of the accommodation on offer.

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Produced by Elements Property

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
	75		
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		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 energy efficient - higher running costs England & Wales EU Directive 2002/91/EC		Not environmentally friendly - higher CO ₂ emissions 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

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

Hallway

Wooden entrance door. Stairs to first floor with storage cupboard below. Three storage cupboards. Radiator. Doors to :-

Bedroom One

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

Double glazed window to rear. Built in wardrobes. Radiator. Door to :-

En-Suite

Obscure double glazed window to

rear. Re-fitted three piece suite comprising shower cubicle with attachments, low level WC and Vanity wash hand basin with storage below. Part tiled walls. Wood effect flooring. Heated chrome towel rail.

Bedroom Two

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

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

Bedroom Three

2.4m x 2.4m (7'10" x 7'10")

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

Family Bathroom

Obscure double glazed window to rear. Four piece suite comprising, corner bath, re-fitted shower cubicle, low level WC and pedestal wash hand basin. Part tiled walls. Wood effect flooring. Heated towel rail.

Integral Garage

6.3m x 3.4m (20'8" x 11'1")

The large garage is integral and as such offers a great opportunity to be easily converted to another use of room or bedroom. Up and over

door. Double glazed window to rear. Double glazed door leading to rear garden. Power and lighting connected.

Utility Room

1.8m x 1.4m (5'10" x 4'7")

Double glazed window to side. White units fitted to eye and base level. Sink with drainer. Tiled splash-backs. Space for washing-machine. Wood effect flooring. Door to :-

FIRST FLOOR

Landing

Double glazed window to side. Stairs to first floor. Doors to :-

Lounge/Dining Room

8.6m x 3.8m (28'2" x 12'5")

Two double glazed sliding doors with stunning riverside views. Double glazed window to side. Radiator. Door to :-

Kitchen/Breakfast Room

4.3m x 3.3m (14'1" x 10'9")

Double glazed window to front & side. White units fitted to eye and base level with stone effect work surfaces. Sink and drainer. Tiled splash-backs. Space for

fridge/freezer, oven and dishwasher. Breakfast bar with matching worktops. Wood effect flooring.

Study/Bedroom Four

3.9m x 1.8m (12'9" x 5'10")

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

Cloakroom

Obscure double glazed window to front. Two piece suite comprising low level WC and wash hand basin. Part tiled walls. Tiled effect flooring.

EXTERIOR

Rear Garden

The rear garden is mainly laid to lawn with various plants and shrubs. Access to frontage. Outside lighting.

Frontage

Driveway providing off road parking for numerous vehicles. Access to garage. Outside lighting. Access to rear garden.

Agent Notes

Fibre optic Broadband installation directly into the premises thus giving the fastest possible service currently on the market .

Property Services

Gas - N/A

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Electric

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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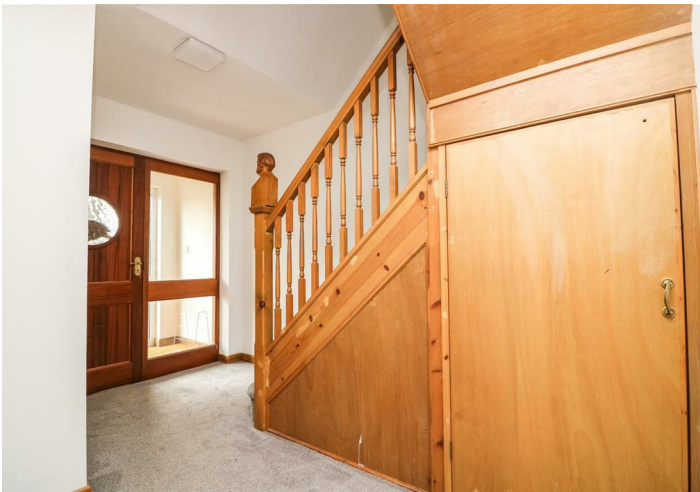
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