



Curlew House 3 The Gables, North Fambridge , CM3 6LN
Price £1,150,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

North Fambridge is a village and civil parish on the Dengie peninsula in the English county of Essex, nestling on the north bank of the River Crouch opposite South Fambridge and is served by North Fambridge railway station on the Crouch Valley Line, affording access to Liverpool street station. North Fambridge forms part of the ward of Purleigh in the district of Maldon. Adjoining the village is Blue House Farm, a 605-acre (2.45 km²) Site of Special Scientific Interest and nature reserve owned by the Essex Wildlife Trust. In the Domesday Book, North Fambridge was known as 'Fanbruge'.

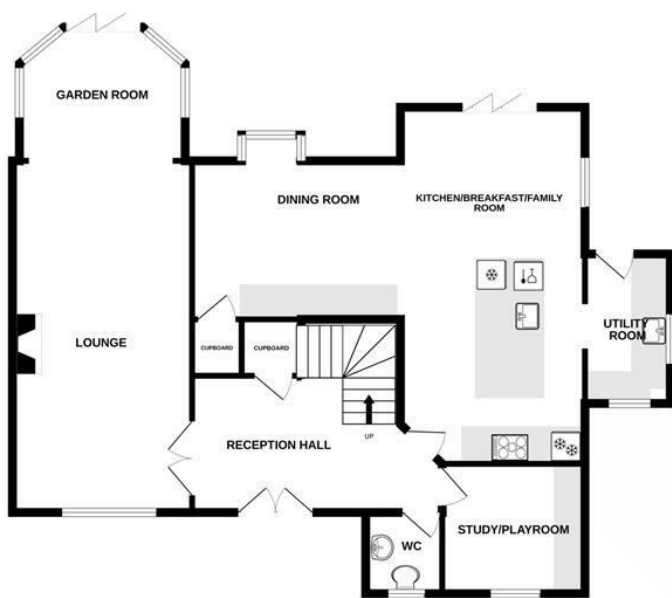
This highly desirable location is regarded as a 'GOLDEN POSTCODE' a much sought after location offering high end and executive homes. Church & Hawes are proud to bring to the market this magnificent property situated in an enviable location backing on to open fields with unobstructed views from the rear elevation to the river Crouch.

Traditionally constructed in the mid 2000's this 5 bedroom family home offers versatile accommodation ideally suited to today's demanding family lifestyles, the accommodation over 3 floors offers 5 bedrooms, 3 ensuite, dressing room fitted with 'Zebrano wood' wardrobes, (one bedroom is currently used as a cinema room) lounge, study/playroom, bespoke high end fitted kitchen/Family/Dining room with adjoining utility room to compliment, white Villeroy & Boch sanitary ware throughout, oak flooring, walnut internal doors, LPG heating system, Rako lighting, Sonos sound system and Aluminium gutters, soffits, bifold doors and double glazed windows, all presented a very high decorative standard throughout. Externally there is heated garaging for 2 cars, ample additional parking, the rear secluded South facing rear garden overlooks open fields across to the river Crouch.

Tenure Freehold. Council Tax Band: G. EPC Rating: D.



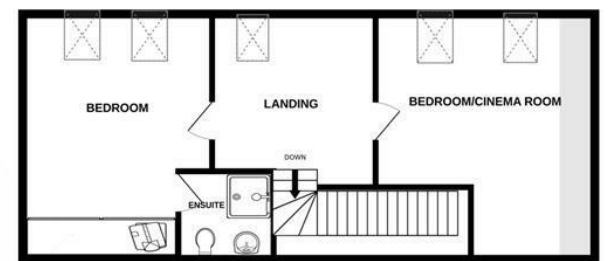
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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SECOND FLOOR

LANDING

Velux sealed unit double glazed window to rear, smooth plaster ceiling with LED lighting, oak flooring, walnut doors to:

BEDROOM/CINEMA ROOM 18'2" x 12'3" x 16'3" (5.54m x 3.73m x 4.95m)

Two sealed unit double glazed velux windows to rear, smooth plaster ceiling with LED lighting, Sonos sound system, designer vertical radiator, fitted wall unit with storage and display solutions, TV point.

BEDROOM

Two sealed unit double glazed velux windows to rear, smooth plaster ceiling with LED lighting, Sonos sound system, chrome repro cast iron radiator, designer vertical chrome radiator, oak floor, built-in wardrobes to one wall with high gloss fitted doors.

EN-SUITE

Smooth plaster ceiling with LED lighting, extractor fan, heated chrome ladder towel rail, tiled walls and floor, underfloor heating, Villeroy & Boch white suite comprising: low level w.c., vanity wash hand basin, walk-in shower with glazed screen door, motion activated lights.

FIRST FLOOR

LANDING 18'3" x 15'5" (5.56m x 4.70m)

Aluminum sealed unit double glazed window to front, smooth plaster ceiling with LED lighting, designer vertical chrome radiator, oak floor, stairs rise to second floor, American walnut balustrade, airing cupboard, walnut doors to:

MASTER BEDROOM 15'4" x 15'7" (4.67m x 4.75m)

Two aluminum sealed unit double glazed windows to rear, smooth plaster ceiling with LED lighting, two chrome cast iron repro radiators, TV point, oak flooring, Sonos sound system.

DRESSING ROOM 8'5" x 8' plus wardrobes (2.57m x 2.44m plus wardrobes)

Aluminum sealed unit double glazed window to rear, smooth plaster ceiling with LED lighting, fully fitted with Zebano wood, wardrobes and chest of drawers, wooden floor, underfloor heating.

EN-SUITE

Obscure aluminum sealed unit double glazed window to front, smooth plaster ceiling with LED lights, Sonos sound system, tiled floor, underfloor heating, white Villeroy & Boch sanitary ware including a double ended bath with Hansgrohe mixer taps, his and her wash hand basins in vanity unit with concealed power sockets, low level w.c., walk-in shower with glazed screen, and raindrop shower, tiled walls, extractor fan, heated chrome ladder towel rail, wall lights and motion activated lighting.

BEDROOM 2 14'2" x 13' plus wardrobes (4.32m x 3.96m plus wardrobes)

Aluminum sealed unit double glazed window to rear, smooth plaster ceiling with LED lighting, Sonos sound system, two chrome repro cast iron radiators, wooden floor, fitted wardrobes, door activated lighting, central concealed desk unit and TV point.

EN-SUITE

Obscure aluminum sealed unit double glazed window to side, smooth plaster ceiling with LED lighting, extractor fan, chrome heated ladder towel rail, tiled walls and floor, white Villeroy & Boch sanitary ware comprising: low level w.c., vanity wash hand basin, walk-in shower with glazed screen door, underfloor heating, motion activated lighting.

BEDROOM 3 14' x 11'10" (4.27m x 3.61m)

Aluminum sealed unit double glazed window to front, smooth plaster ceiling with LED lighting, chrome repro cast iron radiator, wooden floor, TV point, built-in wardrobe with chest of drawers and door activated lights.

FAMILY BATHROOM

Obscure aluminum sealed unit double glazed window to front, smooth plaster ceiling with LED lighting, extractor fan, heated chrome ladder towel rail, tiled walls and floor, underfloor heating, Villeroy & Boch white suite comprising: bath with mixer tap and shower attachment, low level w.c., vanity wash hand basin, shaver point, motion activated lighting.

GROUND FLOOR

Double sealed unit double glazed composite entrance door to: -

HALL

Coved cornice to smooth plaster ceiling with LED lighting, marble effect porcelain tiled flooring, underfloor heating, understair cupboard with light, American walnut staircase rises to first and second floor, American walnut doors to:

CLOAKROOM

Aluminum sealed unit double glazed window to front, coved cornice to smooth plaster ceiling with LED lighting, marble effect porcelain tiled flooring, underfloor heating, white Villeroy & Boch w.c. and vanity wash hand basin.

STUDY 9'10" x 13'5" (3.00m x 4.09m)

Aluminum sealed unit double glazed window to front, smooth plaster ceiling, oak flooring, underfloor heating, built-in cupboard.

LOUNGE 23'8" x 15' (7.21m x 4.57m)

Aluminum sealed unit double glazed window to front, coved cornice to smooth plaster ceiling with LED lighting, Sonos sound system, marble effect porcelain tiled flooring, underfloor heating, TV point, feature stone fireplace with raised hearth and display mantel over, open to: -

GARDEN ROOM 13'3" x 9'4" (4.04m x 2.84m)

Aluminum sealed unit double glazed window to all aspects, bi-fold double glazed doors to garden, smooth plaster ceiling with LED lighting, marble effect porcelain tiled flooring, underfloor heating.

KITCHEN/DINER/FAMILY ROOM 25'6" x 11'2" (7.77m x 3.40m)

Aluminum sealed unit double glazed square bay window to rear and aluminum sealed unit double glazed window to side, bi-fold double

glazed doors to garden, smooth plaster ceiling with LED lighting, Sonos sound system, marble effect porcelain tiled flooring, underfloor heating, refitted bespoke kitchen with white granite work surfaces, light grey cupboards comprising central island with underslung one and a half bowl sink unit with waste disposal, integrated Bosch dishwasher and larder fridge, drawers and cupboards, breakfast bar, work surface with Neff black gloss 5 ring hob with Neff double oven under, concealed extractor fan over, drawers under, integrated fridge freezer, seven wall cupboards, dresser style wall unit to dining area, cupboards and drawers, matching work surface upstands, built-in larder cupboard.

UTILITY ROOM 10'10" x 6'1" (3.30m x 1.85m)

Aluminum sealed unit double glazed windows to front and side, half sealed unit double glazed composite stable door to garden, smooth plaster ceiling with LED lighting and extractor fan, matching kitchen units and tiled floor, double Belfast sink with mixer tap and cupboards under, adjacent work surface with storage space under, plumbing for a washing machine, floor to ceiling larder, one wall cupboard, meter cupboard, matching kitchen work surfaces and upstands.

EXTERIOR

FRONT

Electric gates and intercom, block paved driveway and parking for numerous vehicles, dual side access to rear and side garden.

GARAGE

Electric up and over roller shutter door with light and power, aluminum sealed unit double glazed window to side and composite half sealed unit double glazed door to side, LPG gas fired central heating boiler serving hot water and central heating, two radiators, boarded loft via ladder, tiled floor, storage cupboards, sink unit with hot and cold tap, outside tap.

REAR 72' x 45' (21.95m x 13.72m)

SOUTH FACING secluded garden. Backing onto open fields with views across to the river Crouch, Indian Sandstone patio to lawn, outside tap, flower and shrub borders, outside lights, Sonos sound system external speakers, flank patio, with power and both hot and cold taps.

AGENTS NOTE

We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order, nor have we made any of the relevant enquires with the local authorities pertaining to planning permission and building regulations. The buyer is advised to obtain verification from their solicitor or Surveyor.

VIEWING - By appointment with the Vendor's Agents CHURCH & HAWES 01245 329429

WE ARE OPEN - Monday to Friday 9am-6pm - Saturday 9am-5pm.

