



Southminster Road, Burnham-on-Crouch, Essex CM0 8QE
Price £550,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

****NO ONWARD CHAIN**** Situated on the fringes of Burnham, yet still within walking distance of Burnham's mainline railway station and Ormiston Rivers Academy School is this stylishly improved, extended and wonderfully presented detached family home. Quite stunning living accommodation commences with an inviting entrance hall leading to a study/bedroom, living room, impressive kitchen fitted to a 'Rustic' style which opens to a wonderful dining room overlooking the rear garden and a refitted shower/wet room. The first floor then offers a light, dual aspect master bedroom in addition a further double bedroom and quite stunning refitted four piece family bathroom. Externally the property affords a picturesque, mature 60' westerly facing rear garden which also provides access to a fully insulated outbuilding with power and light connected which is ideal for use as a home office/gym or even further living space. The frontage then provides off road parking for multiple vehicles and access to a garage. Further benefits include replacement double glazed windows and doors throughout and underfloor heating throughout the whole of the ground floor. An early inspection is strongly advised to fully appreciate the stylish nature of the improvements made by the present owner. Energy Rating D.

FIRST FLOOR:

LANDING:

Access to loft space, staircase down to ground floor, doors to:-

BEDROOM ONE:

19'11 x 9'9 (6.07m x 2.97m)

Dual aspect room with double glazed window to front with window seat and double glazed window to rear, radiator, built in wardrobes.

BEDROOM TWO:

9'2 x 8'11 (2.79m x 2.72m)

Double glazed window to front, radiator.

FAMILY BATHROOM:

Dual aspect room with double glazed windows to side and rear, radiator with antique style towel rail attached, four piece suite comprising a fully tiled walk in dual function shower with glass screen, close coupled WC, wash hand basin set in vanity unit with storage cupboards and drawers below and freestanding luxury copper bath tub with antique style mixer tap and shower attachment, part wood panelled walls, wood effect flooring.

GROUND FLOOR:

ENTRANCE HALL:

Part obscure glazed composite entrance door to front, double glazed window to front, radiator, staircase to first floor with recess below, sandstone tiled floor, doors to:-

BEDROOM THREE/STUDY:

11'3 x 5'11 (3.43m x 1.80m)

Double glazed window to front, radiator, continuation of sandstone tiled floor.

UTILITY:

Wall mounted storage cupboards, space and plumbing for washing machine, continuation of sandstone tiled floor.

LIVING ROOM:

15'2 x 9'10 (4.62m x 3.00m)

Double glazed window to front, radiator, continuation of sandstone tiled floor.

KITCHEN:

15'6 x 9'11 (4.72m x 3.02m)

Double glazed window to rear, stunning refitted kitchen refitted to a 'Rustic' style with an extensive range of base mounted base mounted storage units and drawer pack, Quartz work surfaces with inset single bowl ceramic sink unit with drainer grooves to side, Rangemaster oven to remain, country style breakfast bar, space and plumbing for American style fridge/freezer, integrated dishwasher, opening to:-

DINING ROOM:

14'5 x 10'1 (4.39m x 3.07m)

Dual aspect room with double glazed windows to side and double glazed french style doors and windows opening on to the rear garden, exposed brick chimney breast with inset multi fuel burner set on a stone hearth, continuation of sandstone tiled floor, built in storage cupboard.

SHOWER/WET ROOM:

10' x 6'7 (3.05m x 2.01m)

Obscure double glazed window to rear, radiator, chrome heated towel rail, suite comprising a large dual function shower area with floor drainer and close coupled WC, tiled walls and floor, extractor fan.

EXTERIOR:

REAR GARDEN:

60' approx (18.29m approx)

Commencing with block paved seating area remainder which is predominantly laid to lawn with an array of mature flowers, shrub and trees planted throughout, large timber built outbuilding which is fully insulated and serves as ideal use as a home office/gym or even further living space (stpp), brick wall to the boundary, external cold water tap, door into rear of:-

GARAGE:

Up and over door to front, power and light connected, overhead storage timbers, door to rear.

FRONT:

Shingled driveway providing off road parking for multiple vehicles with retaining brick wall to boundary, side access path leading to rear garden.

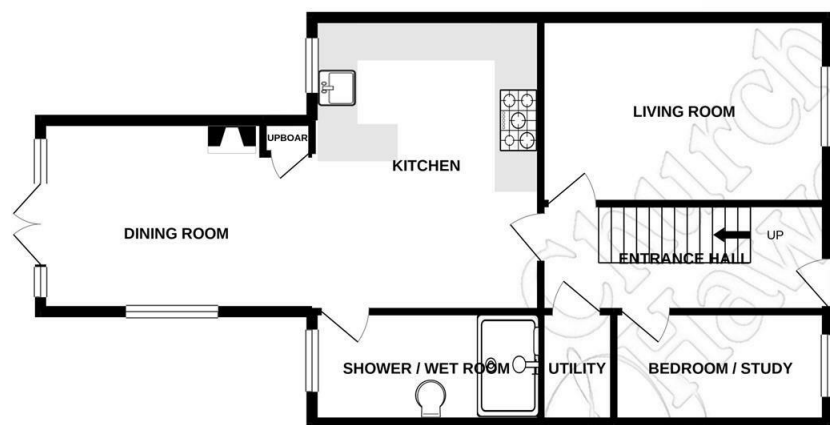
BURNHAM-ON-CROUCH:

The town of Burnham-on-Crouch is situated on the banks of the River Crouch. Historically the town was first a ferry port, subsequently becoming a fishing port known for its oyster beds, and most recently a renowned yachting centre hosting the famous 'Burnham Week' at the end of August. The town has a population of little over 7,500, is the principal settlement in the Dengie peninsula and is consequently able to boast many amenities that are uncommon in small towns. These include two primary schools and an academy secondary school, cinema, Burnham yacht harbour/marina, several boatyards, three yacht clubs (including the Royal Corinthian & Royal Burnham), two supermarkets and numerous public houses, restaurants and individual shops. There is a railway station on the Southminster branch line with direct commuter trains into London Liverpool Street (at peak times). The Burnham-on-Crouch Golf Club, founded in 1923, is situated in Creeksea on the outskirts of Burnham and enjoys breathtaking views over the Crouch Valley and River Crouch.

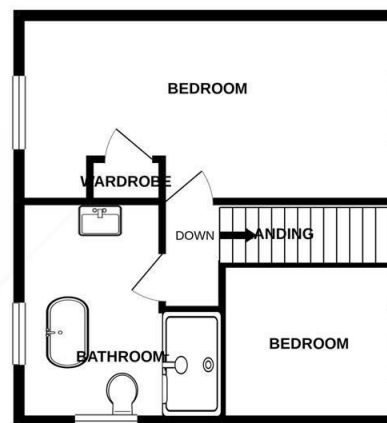
AGENTS NOTES:

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

GROUND FLOOR



1ST 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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