



The Cobbins, Burnham-on-Crouch, Essex CM0 8QL
Price £595,000

Church & Hawes
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Set on the ever sought after Cobbins development on the fringes of Bunham is this detached family home offering a wealth of generously sized living accommodation throughout in addition to a quite stunning rear garden and extensive off road parking. Welcoming living space commences with an entrance porch which leads to an airy hallway, which in turn provides access to a living room, dining room, kitchen/breakfast room, utility room and an impressive triple aspect garden room/conservatory. The first floor then offers a spacious landing with access to a family bathroom and FIVE bedrooms, one of which is complimented by an en-suite shower room. Externally there is the aforementioned rear garden which boasts a wonderful array of established and colourfully planted beds in addition to a log cabin style outbuilding, paved seating areas ideal for entertaining in and storage sheds and greenhouses. A picturesque frontage then offers further lawned garden space as well as an impressive block paved driveway providing extensive off road parking and access to a double garage which can also be accessed internally from the utility room. Demand for properties of this ilk and in this favoured location is extremely high at present, so an early inspection is strongly advised. Energy Rating E.



FIRST FLOOR:

LANDING:

Airing cupboard housing hot water cylinder, access to loft space, staircase to ground floor, doors to:-

BEDROOM ONE: 16'5 x 12' (5.00m x 3.66m)

Dual aspect room with double glazed windows to front and rear, two radiators, door to:-

EN-SUITE:

Obscure double glazed window to rear, chrome heated towel rail, three piece suite comprising fully tiled shower cubicle with glass door, close coupled WC and pedestal wash hand basin, wall mounted cabinet, part tiled walls, tiled floor.

BEDROOM TWO: 15'2 x 13'8 max > 10'6 (4.62m x 4.17m max > 3.20m)

Double glazed window to front, radiator, two built in eaves storage cupboards.

BEDROOM THREE: 10'8 x 9'9 (3.25m x 2.97m)

Double glazed window to front, radiator, built in wardrobe.

BEDROOM FOUR: 9'3 x 7'2 (2.82m x 2.18m)

Double glazed window to rear, radiator.

BEDROOM FIVE/OFFICE: 9'10 x 6'2 (3.00m x 1.88m)

Double glazed window to front, radiator, built in wardrobe.

FAMILY BATHROOM:

Obscure double glazed window to rear, radiator, three piece white suite comprising panelled bath with antique style mixer tap and shower attachment, pedestal wash hand basin and close coupled WC, part tiled walls.

GROUND FLOOR:

ENTRANCE PORCH:

Part obscure double glazed entrance door with matching window to front, double glazed window to side, obscure glazed entrance door into:-

HALL:

Radiator, staircase to first floor, wood flooring, doors to:-

DINING ROOM: 12'10 x 9'9 (3.91m x 2.97m)

Double glazed window to front, radiator, continuation of wood flooring.

KITCHEN/BREAKFAST ROOM: 16' > 12'7 x 14'7 (4.88m > 3.84m x 4.45m)

Double glazed window to rear, radiator, extensive range of matching wall and base mounted storage units and drawers, roll edge work surfaces with inset 1 1/2 bowl single drainer ceramic sink unit, dual fuel Belling Farmhouse range oven to remain, space and plumbing for fridge and dishwasher, part tiled walls, tiled floor, door to:-

UTILITY ROOM: 15'1 x 5'7 (4.60m x 1.70m)

Double glazed entrance door to rear, double glazed window to rear, further obscure double glazed window to side, roll edge work surfaces with inset single bowl single drainer sink unit and space and plumbing below for fridge, freezer and washing machine in addition to a further storage cupboard, part tiled walls, tiled floor, personal door into rear of garage.

CLOAKROOM:

Obscure double glazed window to rear, radiator, two piece suite comprising low level WC and wall mounted wash hand basin with tiled splash back, continuation of wood flooring.

LIVING ROOM: 16'4 x 13'9 (4.98m x 4.19m)

Double glazed window to front, two radiators, fireplace with inset multi fuel burner and display mantle over, wood flooring, glazed double doors to:-

CONSERVATORY/GARDEN ROOM: 12'1 x 10'8 (3.68m x 3.25m)

Double glazed French style doors to side opening on to rear garden, double glazed windows to both sides and rear, wall mounted electric heater, vaulted ceiling.

EXTERIOR:

REAR GARDEN:

Commencing with a large paved patio seating area spanning the width of the property leading to remainder which is predominantly laid to lawn with a vast array of established and colourfully planted beds to borders, two storage sheds, two greenhouses, external cold water tap and lighting. To one side of the property is an impressive log cabin style outbuilding with power and light connected and is fully insulated making for an ideal hobby room or home office, side access paths and gates to both sides of the property leading to:-

FRONTAGE:

A generously sized frontage offers extensive off road parking via a block paved driveway, the remainder is predominantly laid to lawn, side access gate to each side of the property leading to the rear garden, the driveway provides access to:-

DOUBLE GARAGE: 18'5 x 15'2 (5.61m x 4.62m)

Electric roller shutter door to front, power and light connected, personal door at rear into utility room.

BURNHAM-ON-CROUCH:

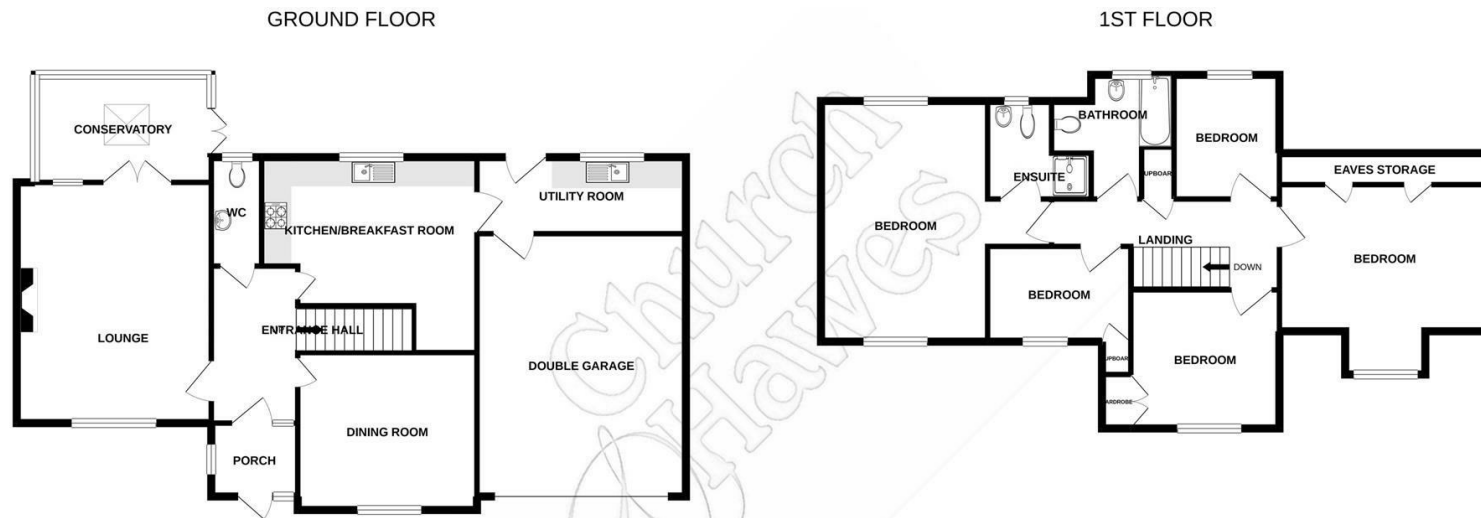
The town of Burnham-on-Crouch is situated on the banks of the River Crouch. Historically the town was first a ferry port, subsequently becoming a fishing port known for its oyster beds, and most recently a renowned yachting centre hosting the famous 'Burnham Week' at the end of August. The town has a 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.







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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