



Stoney Hills, Burnham-On-Crouch, Essex CM0 8QA
£700,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

A truly stunning collection of high specification and wonderfully designed chalet style properties set within the picturesque surroundings of the ever sought after area of Stoney Hills on the outskirts of Burnham. Affording generous living accommodation throughout discerning purchasers are invited into a wonderful reception hall with a central staircase and galleried landing while the remaining living space on offer comprises two double bedrooms to the first floor offering a great size in addition to being complimented by dressing areas, luxurious en-suite to the master bedroom and family bathroom. Ground floor living accommodation is accessed via the aforementioned stunning reception hall leading to an impressive open plan kitchen/dining/family room, further double bedroom, utility room and cloakroom. Externally the properties offer stunning gardens with a westerly aspect backing on to open farmland while extensive off road parking is on offer via attractive frontages and shingled driveways.

The properties are being sold with the benefit of a 10 year new build warranty and no onward chain. Nearby facilities are on offer with a railway station, schooling, shops and doctors surgery, in addition to tranquil walks through Essex countryside as well as along the River Crouch with its wonderful coastal location.

FIRST FLOOR:

MASTER BEDROOM SUITE:

Juliet balcony doors opening to rear garden and views over farm land, radiator.

DRESSING ROOM:

Fitted with custom build open front wardrobe carcassing, radiator.

EN-SUITE:

Double glazed window to front, heated towel rail, 4 piece suite comprising feature freestanding bath, oversized fully tiled walk in shower, wall hung wash hand basin and floor standing wc, electric underfloor heating, half tiled walls, fully tiled floor.

BEDROOM 2:

Max room size to include Dressing Area. Juliet balcony doors opening to rear garden, radiator.

BATHROOM:

Double glazed window to rear, heated towel rail, suite comprising bath with shower over, wall hung wash hand basin and floor standing wc, electric underfloor heating, half tiled walls, fully tiled floor.

LANDING:

Spacious landing with doors to bedrooms, radiator, central staircase to ground floor with glass balustrade.

GROUND FLOOR:

ENTRANCE HALL:

Large entrance hall with door to front, stairs to first floor with glass balustrade, softwood cut string stair and handrails, Karndean flooring, underfloor heating, doors to:

KITCHEN/DINING/FAMILY ROOM:

A spacious dual aspect room with bay window and further windows to front and bi fold doors to rear garden, comprehensive range of bespoke German style kitchen units, quartz work surfaces, Neff appliances including ovens, combination microwave, electric induction hob with extractor over, dishwasher, fridge & freezer, inset ceiling speakers, Karndean flooring, underfloor heating.

UTILITY:

Door to rear, fully fitted with continuation of kitchen units, quartz work surfaces, space and plumbing for washing machine and tumble dryer, Karndean flooring, underfloor heating.

CLOAKROOM:

Obscure double glazed window to rear, suite comprising concealed cistern wc and wall hung wash hand basin, Karndean flooring, underfloor heating.

LIVING ROOM:

A spacious room with bi fold doors opening to rear garden, inset ceiling speakers ready for purchaser to connect to their own sound system.

RECEPTION/BEDROOM:

Double glazed window to front, Karndean flooring, underfloor heating.

EXTERIOR:

Landscaped gardens, mainly laid to lawn, large paved patio to rear, large 6m wide private access road to dwelling - shingle driveway and access to detached large garage, external lighting to all elevations.

FURTHER SPECIFICATION:

All flooring included incorporating a mixture of porcelain tiles (£30 per m2) and carpets (£25 per m2) including fitting and LVT Karndean flooring (£30 per m2) including fitting.

Heavy duty doors with chrome ironmongery. Black Upvc double glazed windows and doors and aluminium bi fold doors.

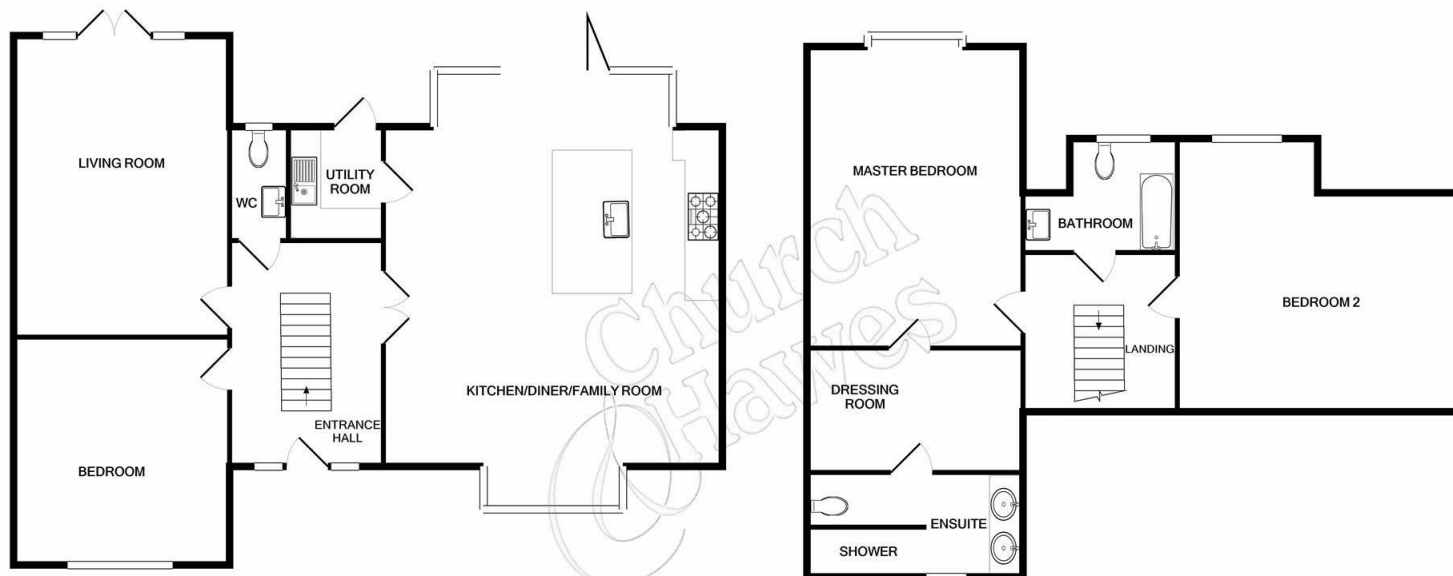
ELECTRICAL - Chrome finished electrical fittings for all sockets and switches, white LED inset fire rated downlights. Inset ceiling speakers to specified rooms ready for purchaser to connect to their own system.

PLUMBING & CENTRAL HEATING - Energy efficient Mitsubishi ecodan or similar Air Source Heat Pump to heat house and hot water.

PEACE OF MIND - 10 year Build Zone warranty. Latest home security system includes a comprehensive intruder alarm system, activation warnings sent to smartphone and 5 external CCTV cameras all viewable via smartphone app.

AGENTS NOTE:

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.



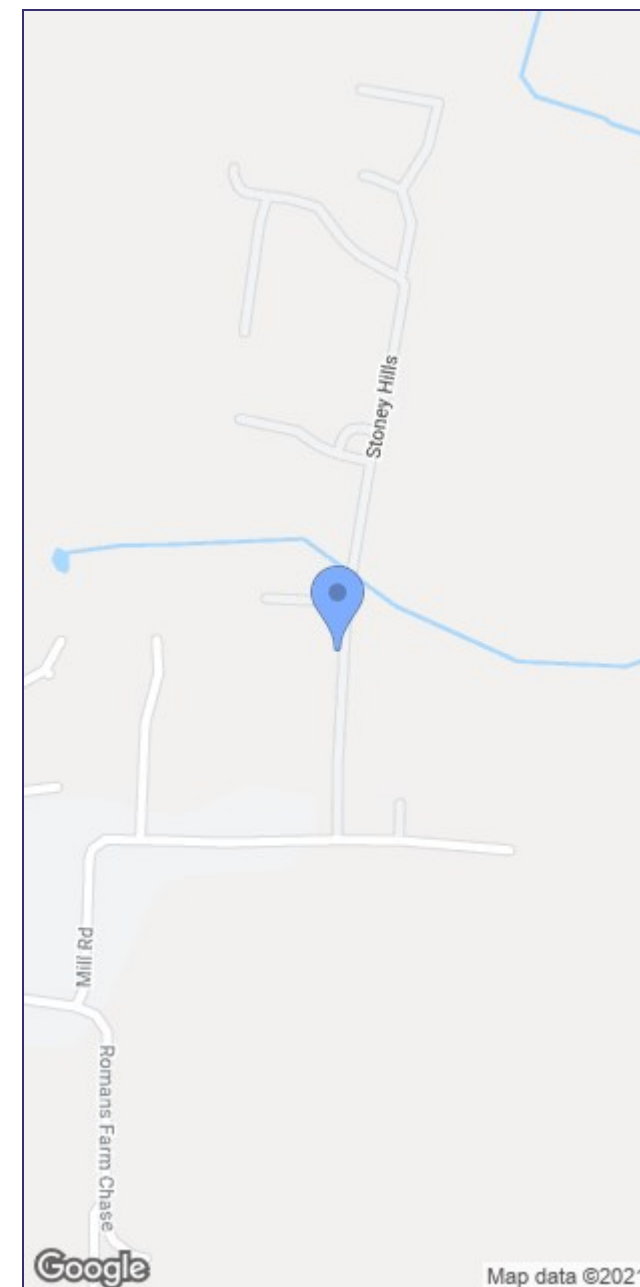
GROUND FLOOR
APPROX. FLOOR
AREA 1309 SQ.FT.
(121.6 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 982 SQ.FT.
(91.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 2292 SQ.FT. (212.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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