



Stoney Hills, Burnham-On-Crouch, Essex CM0 8QA
£775,000

Church & Hawes
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Plot 15- 'The Fairway'. A select development of brand new executive two and three bedroom detached bungalows located on the fringes of Burnham on Crouch down one of the town's premier roads consisting of only detached properties. The six bungalows comprise three individual styles 'The Whitaker', 'The Fairway' and 'The Swallowtail' all of which sit on generous plots offering front and rear gardens and independent driveway parking. Some of the plots will benefit from farmland views. The accommodation totals 1668 sq ft, 1776 sq ft and 1927 sq ft respectively. They will also be sold with an NHBC building guarantee. Although traditionally designed externally, the internal configuration and finish has been carefully designed with a tasteful, flawless - high grade specification giving a contemporary feel. The developer is happy to give any prospective purchaser the choice of finish subject to stage of construction, therefore early enquires are strongly advised to avoid missing out on this 'one off' opportunity.

ENTRANCE HALLWAY:

13'9 x 9'3 (4.19m x 2.82m)

Part glazed entrance door to front with glazed side unit, thermostatic control, under floor heating, alarm panel, doors to:

CLOAKROOM:

Obscure double glazed window to front, two piece suite comprising close coupled wc and wall hung wash hand basin, tiled walls and floor, heated chrome ladder towel rail, under floor heating.

BEDROOM 1:

13'8 x 13'7 (4.17m x 4.14m)

Double glazed bay window to front, thermostatic control, under floor heating, door to:

EN-SUITE:

10' x 7'4 (3.05m x 2.24m)

Chrome heated towel rail, three piece suite comprising fully tiled shower, close coupled wc and wash hand basin set on vanity storage unit, fully tiled walls and floor with under floor heating.

BEDROOM 2:

14'7 x 13'6 (4.45m x 4.11m)

Double glazed window to rear, under floor heating.

BATHROOM:

10' x 7'4 (3.05m x 2.24m)

Obscure double glazed window, chrome heated towel rail, four piece suite comprising fully tiled double shower, panelled bath, close

coupled wc and wash hand basin set on vanity storage unit, fully tiled walls and floor with under floor heating.

LIVING ROOM:

19'7 x 18' (5.97m x 5.49m)

Double glazed bay window to front, fireplace with stone hearth, there is provision in place with a working flu for a wood burner to be installed, under floor heating. Double internal doors opening to:

KITCHEN/DINING/FAMILY:

25'7 x 14'7 (7.80m x 4.45m)

Double glazed doors opening to the rear garden, double glazed window to rear, a well appointed country style kitchen comprising one and half bowl stainless steel sink unit set in quartz work surfaces, 4 ring induction hob with extractor hood over, built in eye level oven and microwave oven, wine cooler, integrated fridge/freezer, built in dishwasher, extensive range of fitted wall and base mounted storage units with drawers, Island with storage cupboard and matching quartz work surfaces, 'Engineered Oak' flooring with under floor heating, door to:-

UTILITY ROOM:

14'7 x 8'8 (4.45m x 2.64m)

Single double glazed door to rear patio, double glazed window to rear, built in storage cupboard housing the hot water cylinder, continuation of fitted wall and base mounted storage units with space and plumbing for washing machine and tumble dryer, quartz work surfaces with inset stainless steel sink unit, under floor heating.

EXTERIOR:

Set in a favoured plot backing on to directly on to open farmland and set in grounds which measure 0.2 acre. The gardens wrap around the bungalow in its entirety which is predominately laid to lawn, there is an independent driveway providing parking for up to 6 vehicles. The rear garden benefits from fabulous views across open countryside. There is a sandstone patio immediately stepping out the back of the bungalow.

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.

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.



