



Beauchamps, Burnham-on-Crouch, Essex CM0 8PR  
Price £650,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

**\*\*NO ONWARD CHAIN\*\*** Having undergone full refurbishment by the present owners and maintained to a simply stunningly high specification throughout since, is this wonderful and spacious detached family home, positioned centrally within a most favoured turning on the fringes of Burnham. Living accommodation commences on the ground floor with an inviting entrance hall leading to a bay fronted living room, refitted cloakroom, dining room overlooking a picturesque rear garden and superb refitted 'Shaker' style kitchen/breakfast room with an array of integrated appliances and 'Rangemaster' oven as well as an adjacent utility room. The first floor then offers a spacious landing area providing access to four well proportioned double bedrooms, all of which offer extensive built in storage areas/wardrobes. Two of the bedrooms are also complimented by impressive refitted en-suite shower rooms while the second bedroom also enjoys use of a dressing room leading to one of the aforementioned en-suites and walk in wardrobe. Externally, the property enjoys a generously sized westerly facing rear garden which is predominantly laid to lawn with attractive and mature beds to borders while the frontage offers a further garden area either side of a driveway which provides off road parking for 4/5 vehicles and access to a double garage with twin electric roller doors. Improvements and impressive features include an electric flame effect fire to the master bedroom, solid oak internal doors throughout the ground floor, replacement double glazed windows, French style doors, guttering and soffits with inset external lighting, additional power points installed throughout, water softener, replaced central heating system/boiler and security alarm system. An early inspection is strongly advised to fully appreciate the size and wonderful standard of living accommodation this property offers. Energy Rating D.

## FIRST FLOOR:

### LANDING:

Radiator, built in storage cupboard, Access to partially boarded and shelved loft space with ladder, staircase down to ground floor, doors to:

### BEDROOM 1:

15'8 x 13'6 (4.78m x 4.11m )

Double glazed window to front, radiator, 3 bespoke built/hand painted double wardrobes with motion sensor internal lighting, chimney breast with inset electric flame effect fire, inset downlights, door to:

### EN-SUITE:

7'7 x 5'10 (2.31m x 1.78m )

Obscure double glazed window to front, dual fuel ladder radiator, Walk in shower with multipanel wall panels, Mira digital dual head shower, Harvey George bespoke vanity unit, Roca close coupled rimless auto flush WC, warmup underfloor heating, HIB connect Bluetooth mist free mirror with internal shaver point and usb point. HIB magnifying mirror. tile floor, inset downlights, extractor fan.

### BEDROOM 2:

16'1 x 11'7 (4.90m x 3.53m )

Double glazed window to front, radiator, built in double wardrobe, arch leading to dressing area with doors to built in walk-in wardrobe and:

### EN-SUITE:

7'8 x 5'11 (2.34m x 1.80m )

Obscure double glazed window to side, multipanel wall panels, Mira digital dual head shower with glass door, HIB mist free mirror. HIB magnifying mirror, warmup underfloor heating, tiled floor, inset downlights, extractor fan.

### BEDROOM 3:

13'2 max > 11' x 10'5 (4.01m max > 3.35m x 3.18m )

Double glazed window to rear, radiator, built in wardrobe, presently used as an office with numerous additional plug points to accommodate IT and ancillary equipment.

### BEDROOM 4:

12'5 x 10'1 (3.78m x 3.07m )

Double glazed window to rear, radiator, built in walk-in wardrobe.

### FAMILY BATHROOM:

9'4 x 7'11 (2.84m x 2.41m )

Obscure double glazed window to rear, dual fuel ladder radiator, large walk in shower with multipanel wall panels, Mira digital dual head shower, multipanel wall panels to rear of free standing bath, Roca close coupled rimless auto flush WC., Harvey George bespoke double vanity unit with 'his and her' wash hand basins, HIB connect Bluetooth mist free mirror with internal shaver point and usb point, wood effect floor with inset lighting, extractor fan.

## GROUND FLOOR:

### ENTRANCE HALL:

Part obscure double glazed composite entrance door to front, radiator, staircase to first floor, Hive enabled heating controller, built in under stairs storage cupboard, tiled floor, doors to:

### LIVING ROOM:

16'11 + bay (19'4) x 13'3 (5.16m + bay (5.89m) x 4.04m )

Double glazed bay window to front, 2 radiators, gas fire with display mantle over.

### CLOAKROOM:

8'3 x 3'1 (2.51m x 0.94m )

Radiator, 2 piece white suite comprising WC with concealed cistern and wash hand basin set on vanity unit with storage cupboard below and tiled splashback, tiled floor, inset downlights, extractor fan.

### DINING ROOM:

13'6 x 10'3 (4.11m x 3.12m )

Double glazed French style doors opening onto rear garden, radiator.

### KITCHEN/BREAKFAST ROOM:

20'11 x 11'11 > 8'10 (6.38m x 3.63m > 2.69m )

Double glazed French style doors opening onto rear garden, double glazed window to rear, two vertical radiators, quite stunning refitted kitchen comprising extensive range of 'Shaker' style wall and base mounted storage units, display cabinets and drawers, marble effect granite work surfaces with inset double bowl Belfast ceramic sink unit with drainer grooves to side with mixer tap over including drinking water filter, 'Rangemaster' oven to remain with lighting and extractor over and tiled splashback, integrated fridge and dishwasher, water softener installed, matching island unit with further storage units and drawers below as well as a wine fridge and pull up socket and lighting over, tiled floor, inset downlights, door to:

### UTILITY:

11'11 x 5'9 (3.63m x 1.75m )

Obscure double glazed entrance door to rear, obscure double glazed window to side, radiator, range of matching 'Shaker' style wall and base mounted storage units, marble effect granite work surfaces with inset single bowl Belfast ceramic sink unit with drainer grooves to side, cupboard housing space and plumbing for washing machine and tumble dryer, wall mounted cupboard housing combination boiler, tiled floor, door into rear of garage, inset downlights, extractor fan.

## EXTERIOR:

### REAR GARDEN:

A westerly facing rear garden commencing with a large paved patio seating area leading to remainder which is predominantly laid to lawn with attractive established beds to borders, raised decked seating area with pergola over, timber storage shed, exterior cold water tap, lighting and power point, side access path with gate leading to front and obscure double glazed personal door into side of:

### DOUBLE GARAGE:

17'3 > 14'3 x 16'8 (5.26m > 4.34m x 5.08m )

Twin electric roller doors to front, power and light connected, obscure double glazed personal door to side, door at rear to Utility.

### FRONTAGE:

Driveway providing extensive off road parking for up to 4/5 vehicles and access to double garage, remainder of frontage is predominantly laid to lawn with hedgerow to side boundary side access gate leading to rear garden, complimentary external lighting.

### TENURE & COUNCIL TAX BAND:

This property is being sold freehold and is Tax Band F.

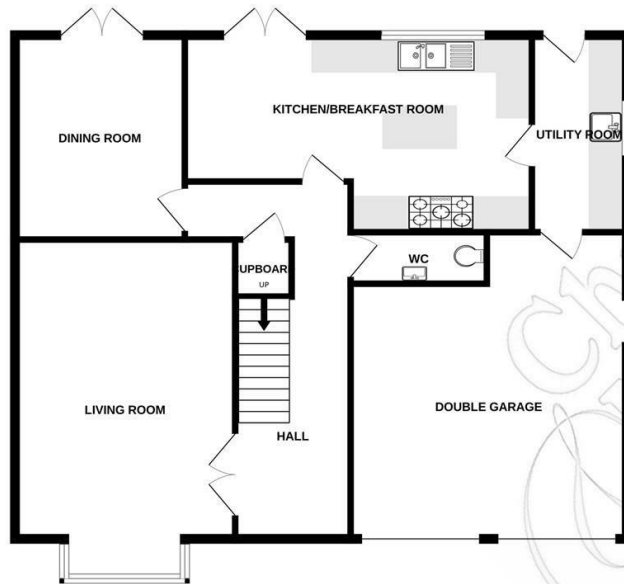
### BURNHAM-ON-CROUCH:

Burnham-on-Crouch is a picturesque town on the banks of the River Crouch, a renown yachting and sailing centre hosting the famous 'Burnham Week' at the end of August. The town has a population of a little over 9,500 and is the principal settlement in the Dengie peninsula. Consequently it boasts many amenities that are uncommon in small towns including 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 individual shops, public houses and restaurants. 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.

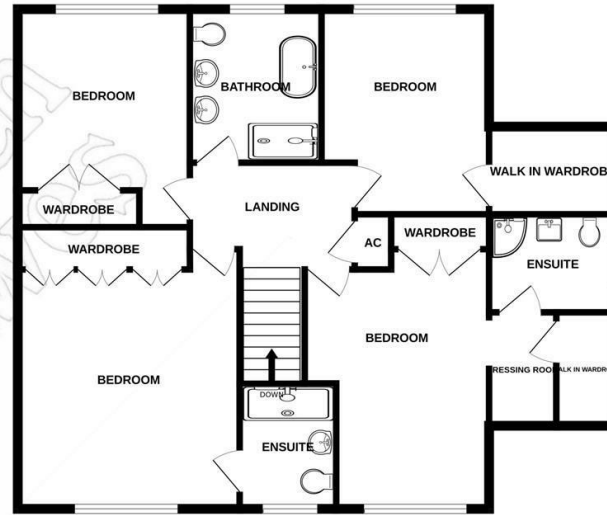
### AGENTS NOTE:

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



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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