



44 Bate-Dudley Drive, Bradwell-on-Sea , Essex CM0 7QG  
 Guide price £375,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



**\*\*GUIDE PRICE £375,000 TO £400,000\*\*SUBSTANTIALLY EXTENDED FAMILY HOME WITH VIEWS OVER OPEN FIELDS!\*\*** Positioned favourably at the end of a quiet cul-de-sac and having been vastly extensively extended and improved throughout is this well maintained semi-detached family home boasting FIVE BEDROOMS. Impressively sized living accommodation commences with an entrance porch leading to a hallway which opens to the remainder of the ground floor which comprises a study/playroom and a dining/family area which in turn is open plan to a refitted kitchen/breakfast area. This area then leads on to a shower room, utility room and living room. The first floor then offers a landing with access to a family bathroom and the aforementioned FIVE BEDROOMS, one of which is complimented by an impressive en-suite shower room. The first floor also offers stunning far reaching farmland views from the majority of the bedrooms. Externally, there is a good sized rear garden while a low maintenance shingled frontage provides off road parking for up to three vehicles. Viewing is strongly advised. Energy Rating E.

**FIRST FLOOR:**

**LANDING:**

Access to loft space, airing cupboard housing hot water cylinder, staircase down to Ground Floor, doors to:

**BEDROOM 1:** 12'5 x 9' x 9'11 (3.78m x 2.74m x 3.02m)  
Double glazed window to rear, radiator, door to:

**EN-SUITE:** 8'11 x 2'10 (2.72m x 0.86m)

Obscure double glazed window to side, chrome heated towel rail, 3 piece white suite comprising fully tiled walk-in shower, wall mounted wash hand basin and close coupled WC, wall mounted cabinet, tiled walls and floor, inset downlights, extractor fan.

**BEDROOM 2:** 10'10 x 10'4 > 8' (3.30m x 3.15m > 2.44m)  
Double glazed window to front, radiator, built in wardrobe.

**BEDROOM 3:** 10'6 x 9'6 (3.20m x 2.90m)  
Double glazed window to rear, radiator, built in wardrobe.

**BEDROOM 4:** 12'6 x 9'10 > 6'6 (3.81m x 3.00m > 1.98m)  
Double glazed window to front, radiator.

**BEDROOM 5:** 8'2 x 6'10 (2.49m x 2.08m)  
Double glazed window to front, radiator, built in wardrobe.

**FAMILY BATHROOM:**

Obscure double glazed window to rear, radiator, 3 piece white suite comprising panelled bath with shower over, pedestal wash hand basin and close coupled WC, part tiled walls.

**GROUND FLOOR:**

**ENTRANCE PORCH:**

Obscure double glazed entrance door to front, radiator, tiled floor, door to:

**HALLWAY:**

Radiator, staircase to First Floor, wood effect floor, leading to:

**STUDY:** 9'3 x 7'10 (2.82m x 2.39m)

Double glazed window to front, radiator, wood effect floor.

**DINING/FAMILY ROOM:** 16'3 > 13'2 x 15'3 (4.95m > 4.01m x 4.65m)

Double glazed sliding patio doors opening onto rear garden, double glazed window to rear, radiator, central log burner, wood effect floor, built in under stairs storage cupboard, opening to:

**KITCHEN:** 16'3 x 12'5 > 7'3 (4.95m x 3.78m > 2.21m)

Double glazed window to rear, refitted kitchen comprising extensive range of 'Shaker' style wall and base mounted storage units and drawers, laminate work surfaces with inset 1 1/2 bowl ceramic sink unit, 'Leisure' range oven to remain with extractor hood over, integrated dishwasher, space for fridge/freezer, wood effect floor, inset downlights, door to:

**UTILITY:** 8'10 x 4'9 (2.69m x 1.45m)

Double glazed window to side, laminate work surface with inset single bowl ceramic sink unit, wall mounted storage units, continuation of wood effect floor, inset downlights, extractor fan, base mounted oil fired boiler.

**LIVING ROOM:** 12'5 x 10'11 (3.78m x 3.33m)

Double glazed window to front, radiator, electric fire.

**EXTERIOR:**

**REAR GARDEN:**

Commencing with a paved patio area screened from remainder by brown picket fence, remainder is mainly laid to lawn with bed to border and timber storage shed, side access path and gate leading to:

**FRONTAGE:**

Shingled frontage providing off road parking for 3 vehicles, side access gate leading to rear garden.

**TENURE & COUNCIL TAX BAND:**

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

**BRADWELL-ON-SEA:**

Bradwell on Sea is situated on the Dengie Peninsular where the Blackwater Estuary meets the North Sea providing a delightful village located in a maritime setting with a highly regarded marina, several beaches, access onto the sea wall and a nature reserve. The village has a primary school, thriving community shop and post office and garage as well as two pubs. Trains to London Liverpool Street can be caught from the village of Southminster, a 15 minute drive away. The area is otherwise a quiet, rural, mainly arable landscape with some flat areas of open countryside and some quite stunning undulating areas with hilltop vantage points ideal for hikers and bird watchers. Sailing and motor boating enthusiasts use the River Blackwater for a variety of reasons, from competitions such as the Thames Barge Races, yacht club races and fishing and Bradwell also has a sailing/training establishment school (Bradwell Outdoors) with its ideal sheltered tidal waters. Bradwell offers a great history as a sea port with records existing as far back as 1478, where a waterside quay was developed in the 14th century to export a thriving sheep market, not only to London and various cities, but also to the continent. This key location has embarked Bradwell as a special place from Roman times to the present day. Evidence of the original Roman fort still remains, with other historical points of interest include St Peters Chapel and St Cedds, now in an isolated position on the peninsular with a later church built around 17th Century in the centre of the village. Bradwell also has the remains of its war time airfield, home in the 1940's to 418 Squadron Royal Canadian Air force. At the end of the war the airfield was returned to agriculture.

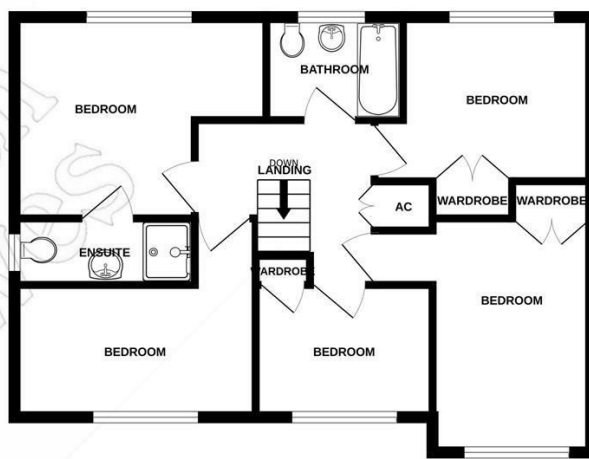
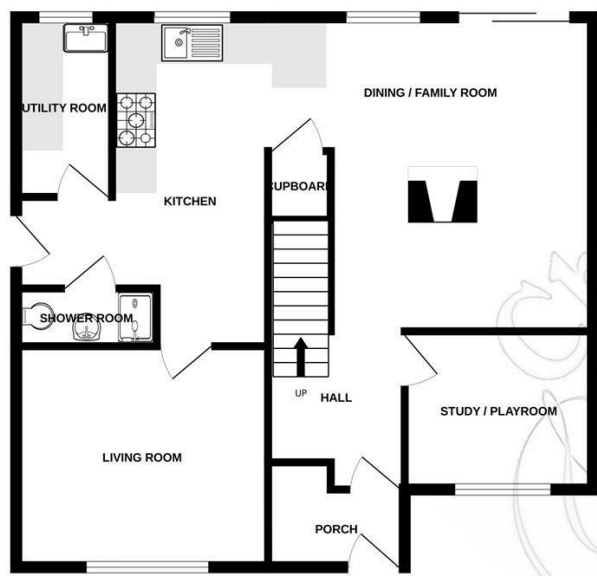
**AGENTS NOTE:**

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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