



Seaway, St Lawrence, Essex CM0 7ND
Price £425,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Positioned favour within the sought after waterside village of St Lawrence Bay with tranquil walks along the coastline of the River Blackwater just 100 yards away, is this well presented detached family home offering a wealth of potential throughout and deceptively spacious living accommodation. Living space commences on the ground floor with a light and airy entrance hallway leading to one of three double bedrooms, which is complimented by an impressive en-suite bathroom, cloakroom, spacious living/dining area opening to a kitchen and utility area. The first floor then offers a wonderful galleried landing opening to a balcony at the front and also leading to two generously sized double bedrooms, both of with impressively sized adjoining en-suite shower rooms. Externally, the property enjoys a low maintenance and well presented rear garden while a generous frontage offers extensive off road parking and access to a garage. Viewing this property is strongly advised. Energy Rating C.

FIRST FLOOR:

GALLERIED LANDING:

15'4 x 8' (4.67m x 2.44m)

Double glazed entrance door with side light windows opening onto balcony with timber railings, access to loft space, staircase down to Ground Floor, doors to:

BEDROOM 2:

15'4 > 13' x 9'6 (4.67m > 3.96m x 2.90m)

Double glazed window to front, radiator, door to:

EN-SUITE:

9'6 x 6'5 (2.90m x 1.96m)

Two double glazed Velux windows to rear, chrome heated towel rail, three piece white suite comprising fully tiled shower cubicle, close coupled WC and pedestal wash hand basin, tiled walls, extractor fan.

BEDROOM 1:

22'4 > 20' x 10'8 (6.81m > 6.10m x 3.25m)

Double glazed window to front, radiator, door to:

EN-SUITE:

9'9 x 6'5 (2.97m x 1.96m)

Two double glazed Velux windows to rear, chrome heated towel rail, three piece white suite comprising fully tiled shower cubicle, close coupled WC and pedestal wash hand basin, tiled walls, extractor fan.

GROUND FLOOR:

ENTRANCE HALL:

Obscure double glazed entrance door to front with side light window, radiator, staircase to First Floor, built in under stairs storage cupboard, engineered oak floor, doors to:

BEDROOM 3:

11' x 9'8 (3.35m x 2.95m)

Double glazed window to front, radiator, door to:

EN-SUITE BATHROOM:

7'4 x 5'8 (2.24m x 1.73m)

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

CLOAKROOM:

5'9 x 3'1 (1.75m x 0.94m)

Radiator, two piece white suite comprising close coupled WC and pedestal wash hand basin with tiled splash back, extractor fan.

LIVING/DINING ROOM:

19'6 x 16'5 > 13'2 (5.94m x 5.00m > 4.01m)

Large double glazed bay window to front and further double glazed window to rear, radiator, wood effect floor, open plan to:

KITCHEN:

11' x 9' (3.35m x 2.74m)

Double glazed window to rear, radiator, extensive range of matching wall and base mounted storage units and drawers, roll edged work surfaces with inset 1 ½ bowl/single drainer sink unit, built in 4-ring electric hob with extractor hood over and oven below, integrated dishwasher, fridge and freezer, part tiled walls, inset downlights, continuation of wood effect floor, door to:

UTILITY:

9'1 x 4'8 (2.77m x 1.42m)

Obscure double glazed entrance door to side, airing cupboard housing hot water cylinder, range of matching wall and base mounted storage units, roll edged work surfaces with inset single bowl/single drainer sink unit, space and plumbing for washing machine, part tiled walls, continuation of wood effect floor.

EXTERIOR:

REAR GARDEN:

Low maintenance rear garden comprising various paved, decked, shingled and laid to lawn areas, storage shed and greenhouse, oil storage tank, side access paths and gates to either side of property leading to:

FRONTAGE:

Part shingled and part block paved frontage providing off road parking for several vehicles and access to:

GARAGE:

16'3 x 9'1 (4.95m x 2.77m)

Up and over door to front, power and light connected.

TENURE & COUNCIL TAX BAND:

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

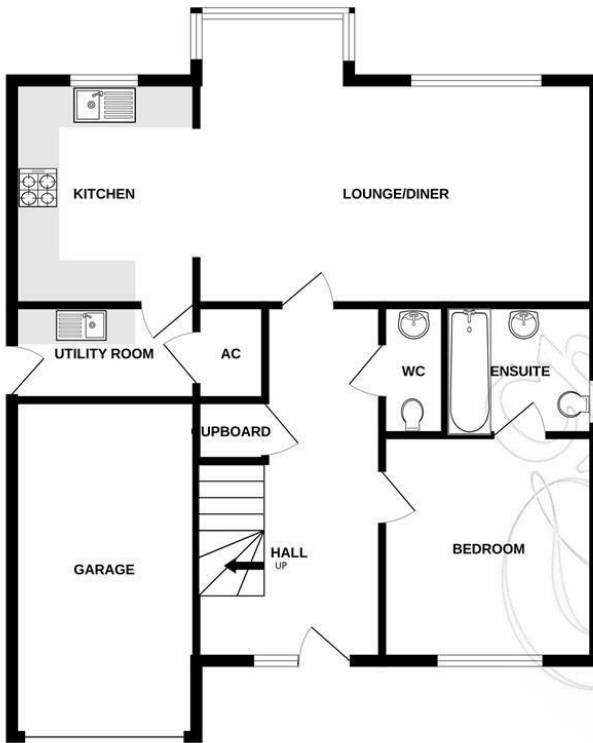
VILLAGE OF ST LAWRENCE:

St. Lawrence is a riverside village well positioned for easy access to the River Blackwater with its huge array of sailing and fishing activities. The village enjoys a local convenience store with in-house post office, two public houses and a restaurant/takeaway. More comprehensive shopping and recreational facilities are available in the nearby towns of Maldon, South Woodham Ferrers and Burnham-on-Crouch. For the sailing or power boating enthusiast there are a range of sailing clubs along the River Blackwater with marinas at the nearby villages of Bradwell-on-Sea and Mayland. Rail services can be found along the Southminster branch line with direct services into London Liverpool Street (at peak times). The A130 is a short drive away giving easy access to the A13, A127, A12 and M25.

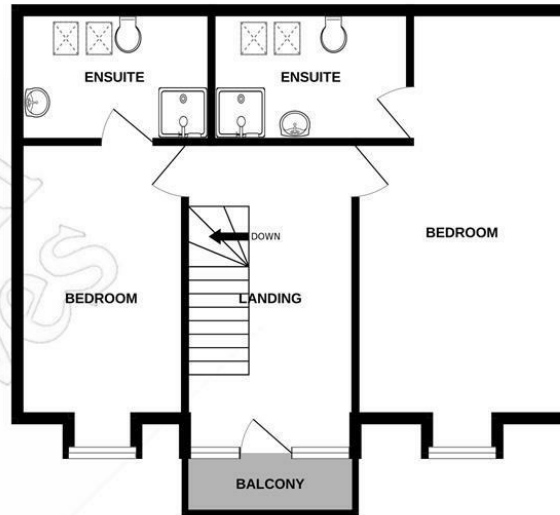
AGENTS NOTE:

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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