



Russet Way, Burnham-on-Crouch, Essex CM0 8RB
Price guide £450,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

GUIDE PRICE £450,000 TO £460,000 ***NO ONWARD CHAIN*** Set on one of Burnham's most favoured and established developments, within walking distance of Burnham's historic High Street, River Crouch frontage & Marina, array of shops and railway station, is this stylishly improved, extended and wonderfully presented detached family home. Generously sized living space commences with a light and airy entrance hallway leading to two spacious reception rooms, cloakroom and then on to a simply stunning refitted kitchen with integrated appliances as well as impressive larder cupboard. This area then opens to the rear to a superb sitting room/family area with vaulted ceiling. The first floor then comprises four bedrooms, two of which would be described as spacious double bedrooms, as well as a refitted shower room. Externally, the property enjoys a pleasant and good sized rear garden while there is access to the side of the property into a laundry/utility room. The low maintenance block paved frontage provides extensive off road parking for numerous vehicles and also offers access to a single garage. Viewing this property is strongly advised to avoid disappointment. Energy Rating E.

FIRST FLOOR:

LANDING:

Double glazed window to side, airing cupboard with shelving and radiator, access to loft space, staircase down to Ground Floor, doors to:

BEDROOM 1:

14'5 x 10'7 (4.39m x 3.23m)

Double glazed window to front, radiator.

BEDROOM 2:

12'10 x 10'7 (3.91m x 3.23m)

Double glazed window to rear, radiator.

BEDROOM 3:

10'10 x 9'4 > 6' (3.30m x 2.84m > 1.83m)

Double glazed window to front, radiator, built in wardrobe.

BEDROOM 4:

9'4 x 6'10 (2.84m x 2.08m)

Double glazed window to rear, radiator.

SHOWER ROOM:

Obscure double glazed window to side, heated towel rail, refitted 3 piece white suite comprising close coupled WC, wash hand basin set on vanity unit with storage cupboard below and fully tiled walk-in shower with tinted glass screen, wall mounted cabinet, Amtico tiled floor, tiled walls, extractor fan.

GROUND FLOOR:

ENTRANCE HALLWAY:

14' x 7' (4.27m x 2.13m)

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

CLOAKROOM:

Obscure double glazed window to side, refitted 2 piece white suite comprising close coupled WC and wash hand basin set on vanity unit with storage cupboard below, 2 further storage cupboards, tiled walls and floor, inset downlights.

LIVING ROOM:

14'7 x 13' (4.45m x 3.96m)

Double glazed bow window to front, radiator, fireplace with display mantle over, continuation of solid oak floor, doorway to:

DINING ROOM:

12'2 x 12' > 9'6 (3.71m x 3.66m > 2.90m)

Double glazed French style doors to rear, radiator, continuation of solid oak floor, door to:

KITCHEN:

12'9 x 7'7 (3.89m x 2.31m)

Double glazed window to side, stunning refitted kitchen comprising an extensive range of matching gloss fronted wall and base mounted storage units and drawers, granite worksurfaces with inset 1 ½ bowl/single drainer sink unit, built in 4-ring electric hob with extractor hood over, built in eye level double oven, integrated larder cupboard, fridge, dishwasher, tiled floor, inset downlights, open to:

SITTING AREA/FAMILY ROOM:

19'11 x 11'5 (6.07m x 3.48m)

Double glazed entrance door to side, double glazed French style doors and windows to rear with integrated blinds, radiator, 2 large Velux windows to ceiling, further matching base mounted storage units with granite worksurface, continuation of tiled floor.

EXTERIOR:

REAR GARDEN:

Commencing with a paved patio seating area leading to remainder which is mainly laid to lawn with planted beds and borders and further paved seating area at rear, exterior cold water tap and power point, side access path and gate opening to front, access to:

UTILITY:

8'11 x 7'1 (2.72m x 2.16m)

Located at the rear of the garage with wooden door to side, double glazed window to rear, roll edged work surface with space and plumbing below for washing machine and tumble dryer, space for fridge/freezer, wall mounted storage cupboards.

GARAGE:

20'10 x 8'11 (6.35m x 2.72m)

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

FRONTAGE:

Generous block paved frontage providing off road parking for several vehicles, access to garage, side access gate leading to rear garden.

TENURE & COUNCIL TAX:

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

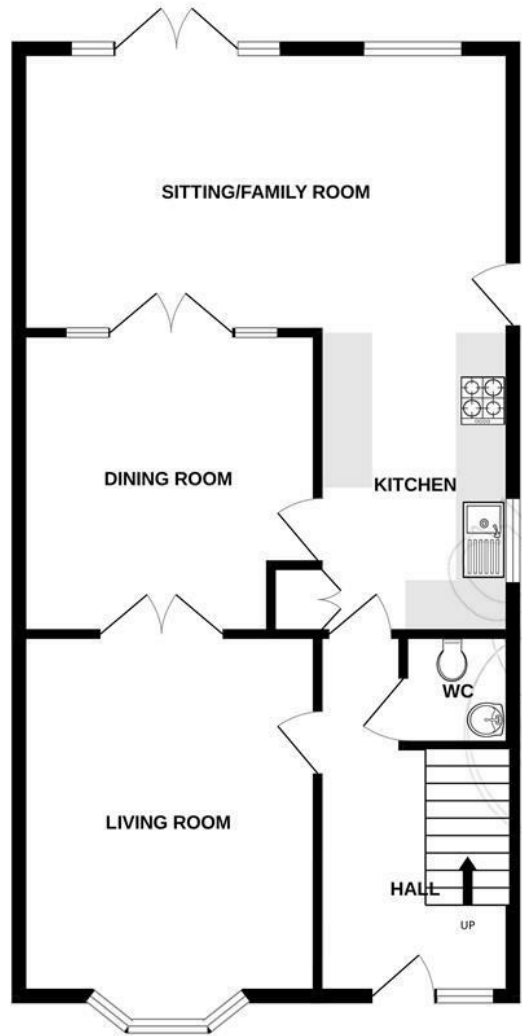
AGENTS NOTE:

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.

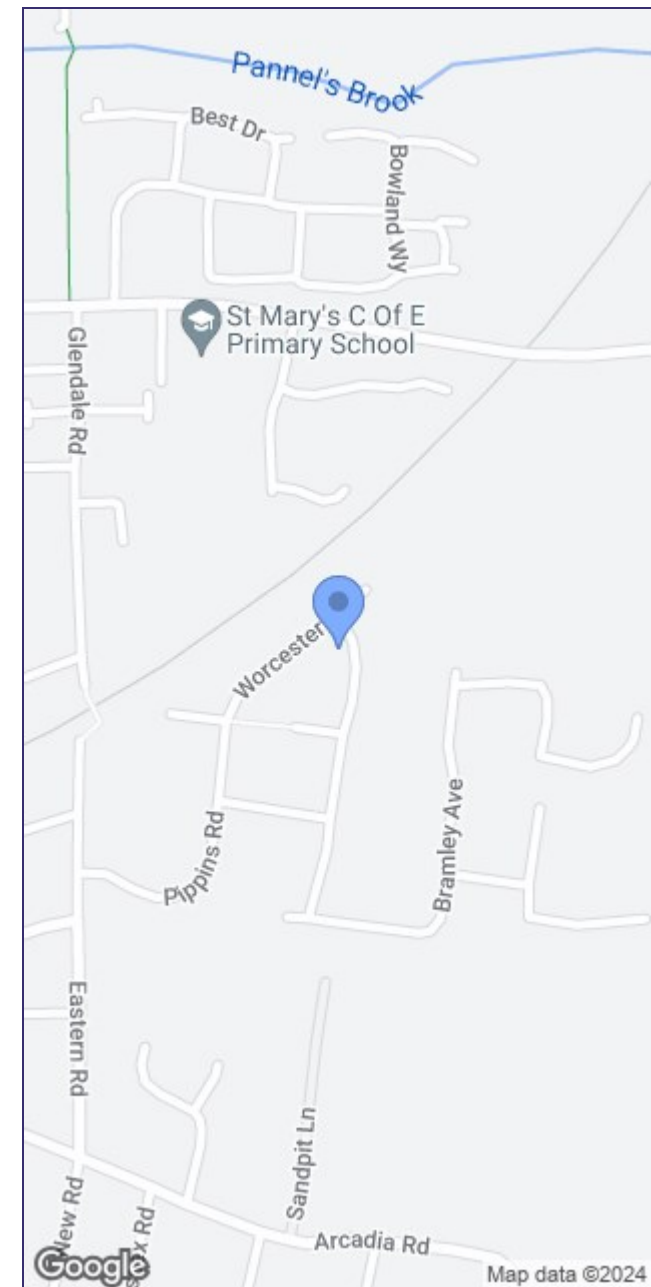
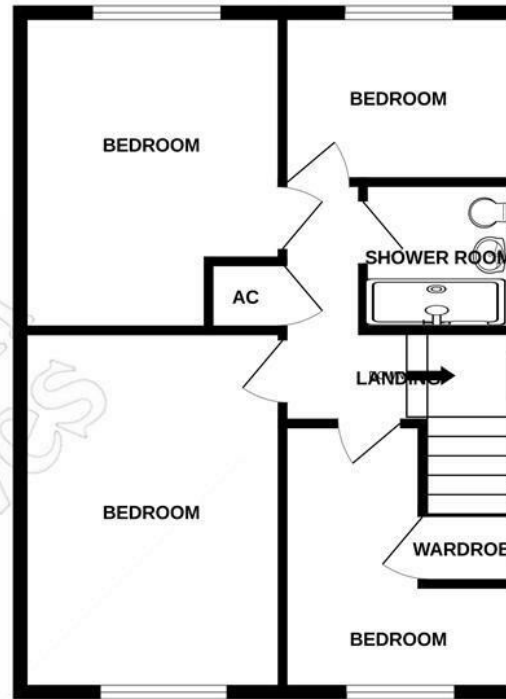
BURNHAM-ON-CROUCH:

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 Creekssea on the outskirts of Burnham and enjoys breathtaking views over the Crouch Valley and River Crouch.

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.
Made with Metropix ©2024

