



Fitzwilliam Road, Burnham-on-Crouch, Essex CM0 8GJ
Price £650,000

Church & Hawes
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Favourably positioned on the edge of the ever sought after Corinthian Place development built by Messrs. David Wilson Homes on the fringes of Burnham is this wonderful executive detached family home which has been meticulously presented and wonderfully maintained throughout and also offers a simply stunning 83' wide rear garden with an array of various seating/entertaining areas. The property offers a wealth of light, airy and spacious living accommodation throughout, commencing on the ground floor with a generously sized entrance hall leading to a living room, study, dining room, cloakroom and superb kitchen/breakfast room with integrated appliances and adjoining utility room. The first floor then offers an impressive landing area leading to FOUR DOUBLE BEDROOMS in addition to THREE BATH/SOWER ROOMS. Externally, the property enjoys a superb rear garden which measures approx. 83' in width with an array of various seating and entertaining areas while an aesthetically pleasing frontage provides a further well maintained garden area in addition to a block paved driveway which offers extensive off road parking and access to a detached double garage. The property also offers a favourable position within walking distance to local schools, shops, pubs and restaurants set along Burnham's historic High Street and banks of the River Crouch for sailing/yachting enthusiasts as well as being positioned approximately 0.5 miles from Burnham's railway station which offers direct links into London Liverpool Street for commuters. An early inspection of this property is strongly advised to fully appreciate the size and standard of living accommodation this property has to offer in addition to it's impressive overall plot. Interest is expected to be high so an early internal inspection is strongly advised. Energy Rating B.

FIRST FLOOR:

LANDING:

Radiator, double airing cupboard housing hot water cylinder, staircase to Ground Floor, doors to:

BEDROOM 1:

16'11 x 11'10 (5.16m x 3.61m)

Double glazed windows to front and side, radiator, open to:

DRESSING AREA:

10'4 x 7'5 (3.15m x 2.26m)

Double glazed window to rear, radiator, range of built in double wardrobes, door to:

EN-SUITE BATHROOM:

Obscure double glazed window to rear, heated towel rail, 4 piece white suite comprising panelled bath with mixer tap and tiled splashback, fully tiled walk-in double shower with sliding glass door and screen, pedestal wash hand basin with wall mounted cabinet over and close coupled WC, part tiled walls, tiled floor, inset downlights, extractor fan.

BEDROOM 2:

12'2 x 10'7 (3.71m x 3.23m)

Two double glazed windows to rear, radiator, built in wardrobes, door to:

EN-SUITE:

Obscure double glazed window to side, heated towel rail, 3 piece white suite comprising fully tiled walk-in shower with glass door, pedestal wash hand basin and close coupled WC, part tiled walls, Amtico tiled floor, extractor fan.

BEDROOM 3:

11'1 x 9'8 (3.38m x 2.95m)

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

BEDROOM 4:

11'10 x 10'9 (3.61m x 3.28m)

Double glazed window to front, radiator.

FAMILY BATHROOM:

Obscure double glazed window to rear, heated towel rail, 4 piece white suite comprising panelled bath with mixer tap and tiled splashback, close coupled WC, pedestal wash hand basin with wall mounted cabinet over, walk-in shower with glass door, part tiled walls, Amtico tiled floor, extractor fan.

GROUND FLOOR:

ENTRANCE HALL:

Part glazed composite entrance door to front, small double glazed window to front, radiator, staircase to First Floor, built in under stairs storage cupboard, tiled floor, doors to:

CLOAKROOM:

Obscure double glazed window to front, radiator, 2 piece white suite comprising close coupled WC and pedestal wash hand basin with tiled splashback, continuation of Karndean tiled floor.

STUDY:

Double glazed window to front, radiator, Karndean wood effect flooring.

LIVING ROOM:

16'11 x 12' (5.16m x 3.66m)

Double glazed French style doors and windows to rear, 2 radiators.

DINING ROOM:

11'8 x 9'4 (3.56m x 2.84m)

Double glazed window to front, radiator, Karndean wood effect flooring, door to:

KITCHEN/BREAKFAST/FAMILY ROOM:

21'5 x 18'9 (6.53m x 5.72m)

Double glazed French style doors and windows to rear from breakfast area, double glazed window to rear from kitchen area, radiator, extensive range of white gloss fronted wall and base mounted storage units and drawers, roll edged work surfaces with inset 1 ½ bowl/single drainer sink unit, built in 5-ring gas hob with extractor hood over, built in eye level double oven, integrated fridge/freezer and dishwasher, Karndean tiled floor, door to:

UTILITY:

7'4 x 5'3 (2.24m x 1.60m)

Obscure double glazed entrance door to side, radiator, range of matching white gloss fronted wall and base mounted storage units, roll edged work surfaces with inset single bowl/single drainer sink unit, space and plumbing for washing machine and tumble dryer, matching cupboard housing boiler, Karndean tiled floor.

EXTERIOR:

REAR GARDEN:

83' wide x 52' approx (25.30m wide x 15.85m approx)

Substantial and impressively presented rear garden which is predominantly laid to lawn throughout offering a range of porcelain paved tiled seating areas, attractively planted beds to borders, timber storage shed, external lighting and cold water tap, glazed personal door into side of:

DETACHED DOUBLE GARAGE:

Twin up and over doors to front, power and light connected, personal door to side, overhead storage timbers, vehicular access from:

FRONTAGE:

Large block paved driveway providing extensive off road parking and access to garage, side access gate into rear garden, fenced and gated bin/bike store, remainder of frontage is predominantly laid to lawn with attractively planted beds to borders and path leading to covered storm porch area providing access into the property.

TENURE & COUNCIL TAX BAND:

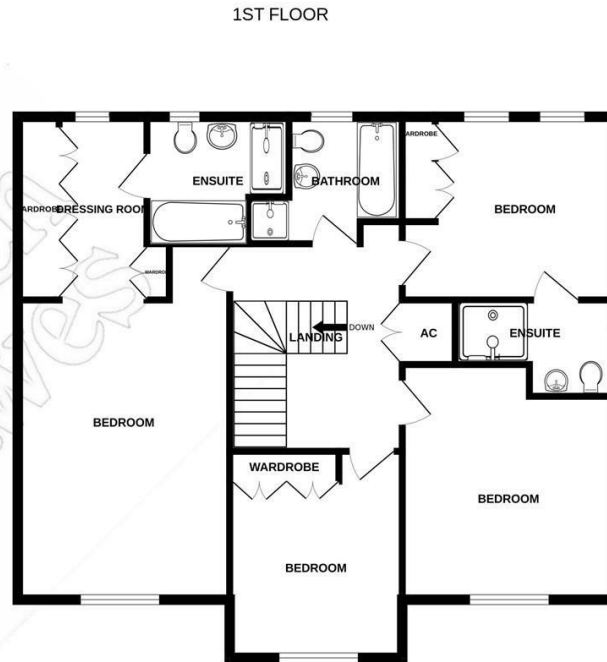
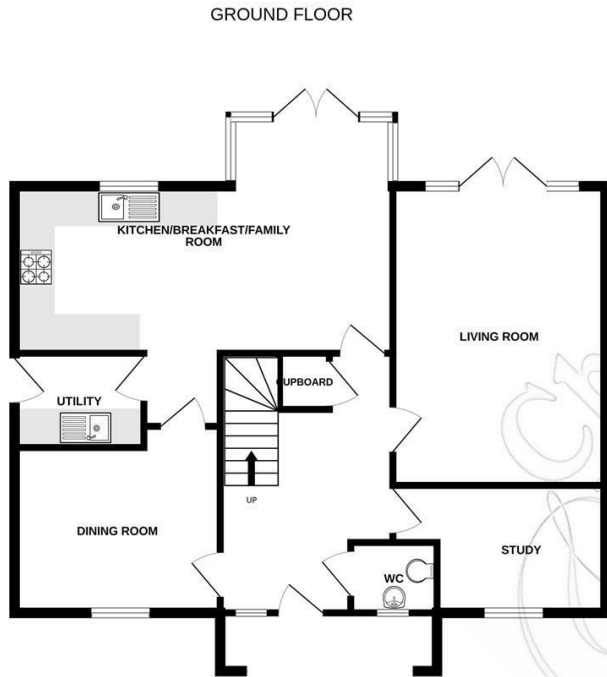
This property is being sold freehold and is Tax Band F.

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.



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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