



Anchorage View, St. Lawrence, Essex CM0 7JH
Price £335,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Offering both deceptively spacious and well presented living accommodation throughout is this impressive detached family home set on a most sought after modern development within the waterside village of St Lawrence Bay. Living accommodation commences on the ground floor with an inviting entrance hall leading to a cloakroom, living room and impressive kitchen/diner. The first floor then offers a landing leading to three well proportioned double bedrooms, one of which is complimented by an en-suite shower room while the the other two are served by a separate family bathroom. Externally, the property enjoys a well presented and generously sized rear garden, while a low maintenance frontage offers a driveway to the side of the property providing off road parking for two/three vehicles and access to a detached garage. The peaceful waterside village of St Lawrence offers picturesque coastal walks into the heart of the Dengie Peninsular where the "Blackwater Estuary" meets the North Sea and offers superb facilities for boating, sailing and water sport enthusiasts. Viewing is strongly advised. Energy Rating D.

FIRST FLOOR:

LANDING:

Double glazed window to side, built in storage cupboard, access to loft space, staircase down to ground floor, doors to:-

BEDROOM ONE:

12'1 max x 9'9 (3.68m max x 2.97m)

Double glazed window to rear, radiator, built in wardrobes, door to:-

EN-SUITE:

Obscure double glazed window to side, radiator, three piece white suite comprising fully tiled shower cubicle with glass door, close coupled WC and pedestal wash hand basin, wall mounted cabinet, part tiled walls, wood effect floor, inset down lights, extractor fan.

BEDROOM TWO:

12'1 x 9'9 > 8'6 (3.68m x 2.97m > 2.59m)

Double glazed window to front, radiator.

BEDROOM THREE:

9'8 x 7'4 (2.95m x 2.24m)

Double glazed window to front, radiator.

FAMILY BATHROOM:

Obscure double glazed window to rear, chrome heated towel rail, three piece white suite comprising panelled bath with mixer tap, close

coupled WC and pedestal wash hand basin, wall mounted cabinet, part tiled walls, wood effect floor, inset down lights, extractor fan.

GROUND FLOOR:

ENTRANCE HALL:

Part obscure glazed solid wooden entrance door to front, double glazed window to side, radiator, staircase to first floor, doors to:-

CLOAKROOM:

Obscure double glazed window to front, radiator, two piece white suite comprising close coupled WC and wall mounted corner wash hand basin with tiled splash back, wood effect floor.

LIVING ROOM:

15'10 > 12'2 x 13' plus recess (4.83m > 3.71m x 3.96m plus recess)

Dual aspect room with double glazed windows to front and side, two radiators, arch opening to:-

KITCHEN/DINER:

16' x 10'9 (4.88m x 3.28m)

Double glazed French style doors opening on to rear garden, double glazed window to rear, radiator, range of matching grey 'Shaker' style wall and base mounted storage units and drawers, roll edge work surfaces with inset single bowl single drainer sink unit, built in four ring gas hob with extractor over and oven below, space and plumbing for washing machine, dishwasher and fridge/freezer, wood effect floor.

EXTERIOR:

REAR GARDEN:

Commencing with a shingled resin seating area leading to remainder which is mainly laid to lawn with further generously sized seating area at rear, gated storage area to side of house, external cold water tap, personal door into side of garage, side access gate leading to:-

FRONTAGE:

Low maintenance shingled frontage with driveway to side of house providing off road parking for two/three vehicles leading to:-

DETACHED GARAGE:

Up and over door to front, power and light connected, overhead storage timbers, glazed personal door to side into rear garden.

TENURE & COUNCIL TAX:

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

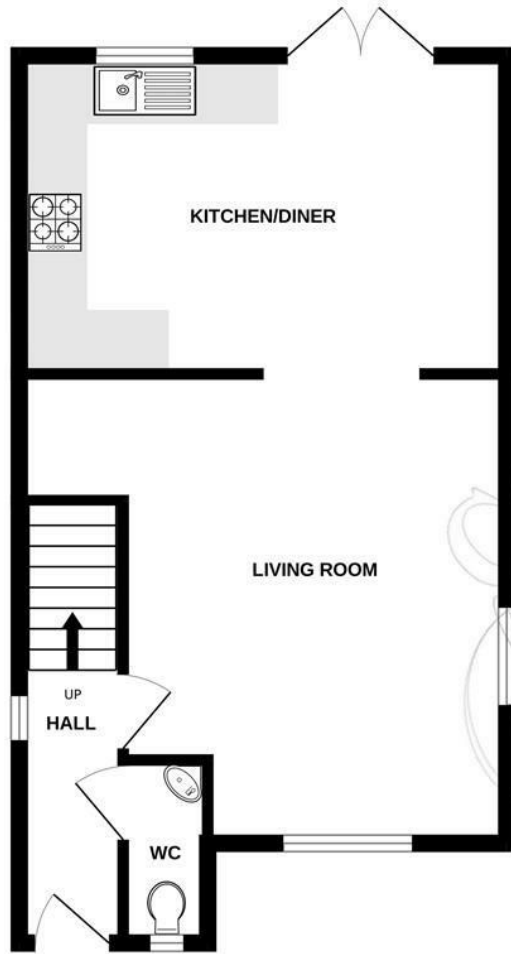
ST LAWRENCE BAY:

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.

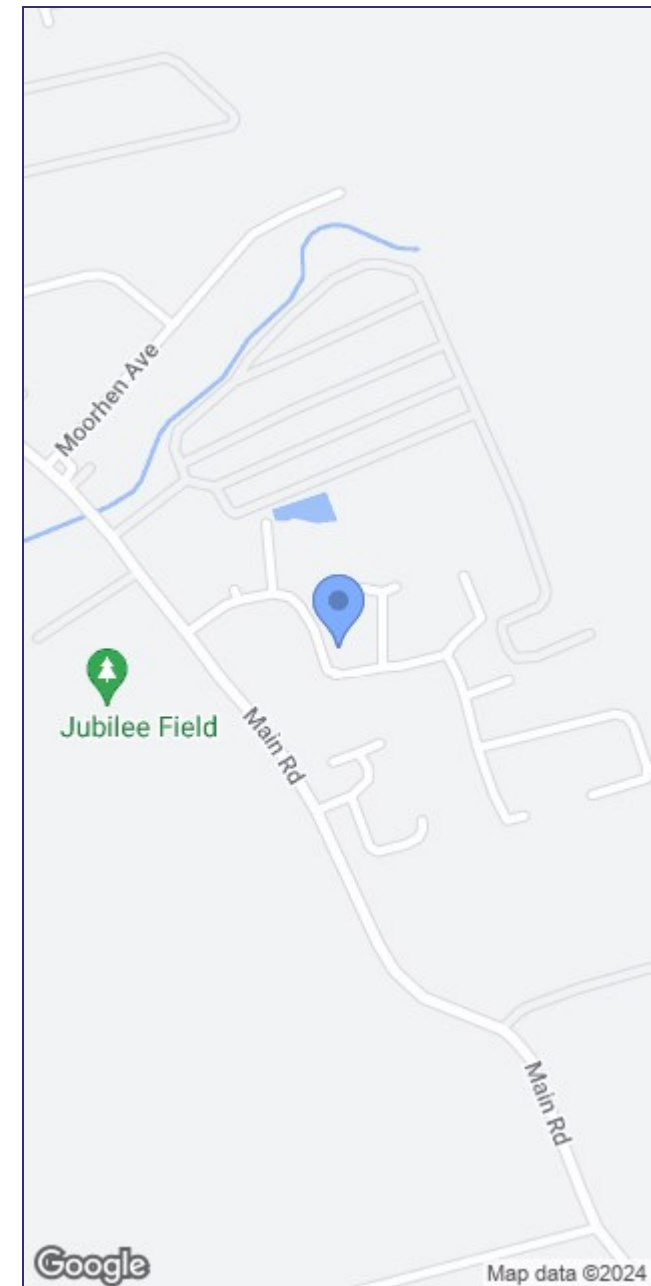
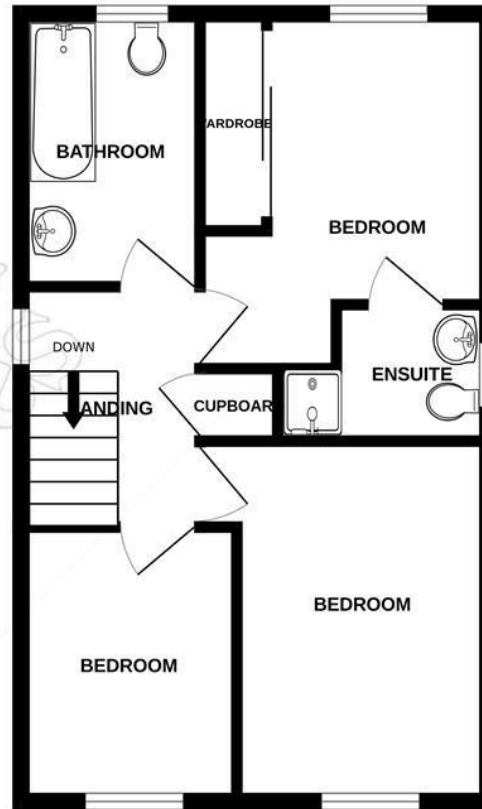
AGENTS NOTES:

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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