



Mangapp Chase, Burnham-On-Crouch, CM0 8QQ  
Guide price £950,000

**Church & Hawes**  
Est. 1977  
Estate Agents, Valuers, Letting & Management Agents



PLOT 2 - ONE OF FIVE BRAND NEW executive detached properties set along one of Burnham's most favoured and picturesque roads. Positioned on the fringes of Burnham, the property offers a perfect blend of countryside living, yet still within easy reach of local amenities, all of which are within walking distance. The property is designed and built to the developer's exacting standards and high specification with well planned living accommodation throughout. The accommodation comprises a spacious master suite with seating area, luxurious en-suite, and a large dressing room, there are a further three double bedrooms, second en-suite, family bathroom and landing whilst the ground floor offers a bright entrance hallway, leading to cloakroom, bay fronted dual aspect living room, home office and beautifully appointed kitchen/dining/sitting room with separate utility room. Externally the property sits proud on the road behind manicured established trees and a post and rail fence, the driveway is approached via a 5 bar country gate, with brick piers either side. the driveway provides a plethora of parking and provides access to the garage. The rear garden has been superbly landscaped with an extensive porcelain patio and the majority predominately laid to lawn with trees interspersed. Traditionally constructed using brick and block work the house will benefit from a 10 year structural warranty, highly efficient 'Air Source Heat Pump' fuelling the central heating system, as well as garaging and extensive off road parking. Viewing is strictly by appointment only, please contact Church & Hawes on 01621 782652 to arrange your viewing. No onward chain.

#### SPECIFICATION:

##### FLOORING, DOORS & WINDOWS:

Flooring comprising mixture of porcelain tiles, LVT Kardean flooring and carpets.

Heavy duty doors with chrome ironmongery.

White UPVc double glazed windows and doors, aluminium bifold doors.

##### ELECTRICAL:

Chrome finished electrical sockets and switches, white led downlights.

Inset ceiling speaks to specified rooms for connection to buyer's own system.

##### PLUMBING & CENTRAL HEATING:

Energy Efficient Air Source Heat Pump for hot water and central heating with underfloor heating to ground floor and radiators to first floor.

##### DECORATION:

White matt emulsion finished walls and ceilings, range of feature walls (to client's choice), woodwork painted in satin wood white throughout, internal doors and stair parts finished to client's choice.

##### PEACE OF MIND:

10-Year Build Zone Warranty, latest home security system with external CCTV cameras.

##### GROUND FLOOR ACCOMMODATION:

###### ENTRANCE HALL:

Light and airy entrance hall, softwood staircase with glass balustrade to first floor, LVT Karndean flooring, doors to:

###### CLOAKROOM:

Suite comprising concealed cistern WC and wall hung wash hand basin, LVT Karndean flooring.

###### STUDY:

14'9" x 14'9" (4.5 x 4.5)

Window to front.

###### LIVING ROOM:

24'3" x 13'5" (7.4 x 4.1)

Dual aspect room with windows to front and bifold doors opening to rear gardens, inset ceiling speakers.

###### KITCHEN/FAMILY ROOM:

28'8" x 17'8" (8.76 x 5.4)

Bifold doors opening onto paved patio area, bespoke German style kitchen with Quartz work surfaces, integrated Neff appliances including electric induction hob with extractor hood over, ovens, combination microwave, dishwasher, fridge and freezer, LVT Karndean flooring, inset ceiling speakers, door to:

###### UTILITY:

8'9" x 7'6" (2.67 x 2.3)

Door opening to rear, fully fitted with bespoke units and Quartz work surfaces, space and plumbing for washing machine and tumble dryer, LVT Karndean flooring.

##### FIRST FLOOR ACCOMMODATION:

###### LANDING:

Light and airy landing, glass balustrade staircase down to Ground Floor, radiator, doors to:

###### MASTER BEDROOM SUITE:

19'0" x 15'5" (5.8 x 4.7)

Generous Master Suite with window to rear offering garden views, radiator and carpeted flooring.

###### SEATING AREA:

Media entertainment wall with LED spot lighting and TV space to either side, fitted cupboards with Quartz work surface and integrated

wine fridge.

EN-SUITE: 3.6m x 3.1m

Suite comprising feature freestanding bath, oversized walk-in shower, wall hung hand wash basin, close coupled WC, heated towel rail, underfloor electric heating, tiled floor, half tiled walls.

DRESSING AREA: 3.6m x 2.4m

To be fitted with custom build open fronted wardrobe carcassing, radiator, carpeted flooring.

###### GUEST BEDROOM:

13'9" x 13'5" (4.2 x 4.1)

Radiator, carpeted flooring.

###### GUEST EN-SUITE

Three piece shite suite, enclosed show cubicle, low level wc, wall hung wash hand basin, towel rail, extractor fan.

###### BEDROOM 3:

13'5" x 9'2" (4.1 x 2.8)

Radiator, carpeted flooring.

###### BEDROOM 4:

12'5" x 10'5" (3.8 x 3.2)

Radiator, carpeted flooring.

###### FAMILY BATHROOM:

Suite comprising panelled bath, fully tiled shower, wall hung wash hand basin, close coupled WC, heated towel rail, underfloor electric heating, tiled floor, half tiled walls.

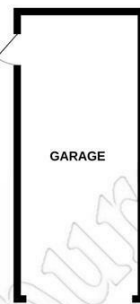
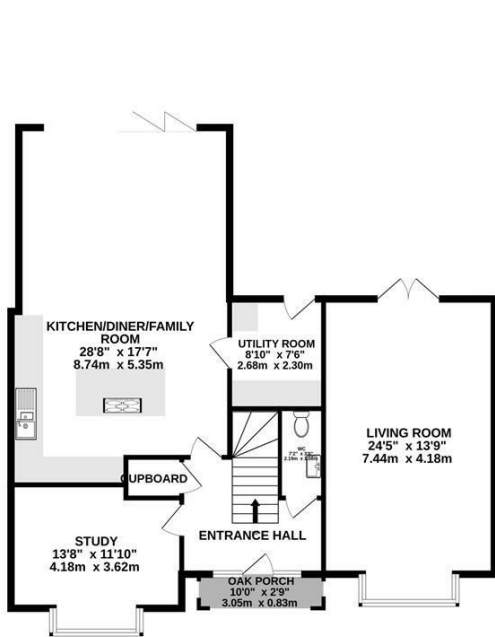
###### EXTERNAL:

Landscaped gardens, mainly laid to lawn, large paved patio area, external lighting and cold water tap, parking for several vehicles, electric vehicle charging cabling in place.

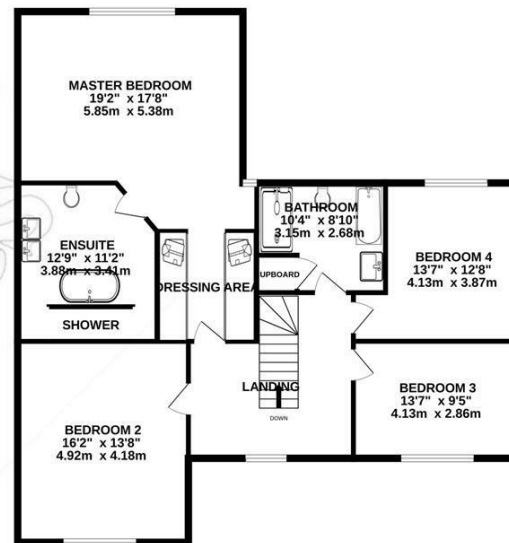
###### AGENTS NOTE:

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  
1388 sq.ft. (128.9 sq.m.) approx.



1ST FLOOR  
1236 sq.ft. (114.8 sq.m.) approx.



TOTAL FLOOR AREA : 2624 sq.ft. (243.7 sq.m.) approx.

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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