



Thompson Avenue, Burnham-on-Crouch, Essex CM0 8SG
O.I.E.O £400,000

Church & Hawes
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

****NO ONWARD CHAIN**** Positioned favourably on a pleasant, quiet and modern development on the fringes of Burnham and built by Messrs. Taylor Wimpey in 2022, therefore offering an NHBC new build structural warranty, is this spacious detached family home which has been well maintained throughout. Light and airy living accommodation commences on the ground floor with an inviting entrance hall leading to an impressive triple aspect living room with bay window, cloakroom and well presented kitchen/diner with an array of integrated appliances. The first floor then offers a spacious landing leading to a well presented family bathroom and three well proportioned double bedrooms, one of which is served by an en-suite shower room. Externally, the property enjoys a considerable sized rear garden with storage shed, while the frontage provides a generously sized block paved driveway with electric car charging port. Interest in this property is expected to be high so an early inspection is strongly advised. Energy Rating B.

FIRST FLOOR:

LANDING:

Double glazed window to rear, radiator, access to loft space, return staircase down to ground floor, doors to:

BEDROOM 1:

13'7 x 10' (4.14m x 3.05m)

Dual aspect room with double glazed windows to front and side, radiator, door to:

EN-SUITE:

Obscure double glazed window to rear, radiator, 3 piece white suite comprising fully tiled walk-in shower with sliding glass door, pedestal wash hand basin with tiled splashback and close coupled wc, tiled floor.

BEDROOM 2:

10'4 x 9'7 (3.15m x 2.92m)

Double glazed window to front, radiator.

BEDROOM 3:

10'8 x 7'9 (3.25m x 2.36m)

Double glazed window to rear, radiator.

FAMILY BATHROOM:

Obscure double glazed window to front, radiator, 3 piece white suite comprising panelled bath with mixer tap, shower over and glass screen, pedestal wash hand basin with tiled splashback and close coupled wc, tiled floor.

GROUND FLOOR:

ENTRANCE HALL:

Part obscure double glazed entrance door to front, radiator, 2 built in storage cupboards, staircase to first floor, wood effect floor, doors to:

LIVING ROOM:

17'8 + bay x 9'10 (5.38m + bay x 3.00m)

Triple aspect room with double glazed French style doors to rear, double glazed window and double glazed bay window to side, radiator, wood effect floor.

CLOAKROOM:

Two piece white suite comprising panelled bath with tiled splashback and close coupled wc, wood effect floor.

KITCHEN/DINER:

17'8 x 10'4 > 6'11 (5.38m x 3.15m > 2.11m)

Dual aspect room with double glazed windows to front and rear, radiator, extensive range of white gloss fronted wall and base mounted storage units and drawers, roll edged work surfaces with inset single bowl/single drainer sink unit, built in 4-ring gas hob with glass extractor hood over, built in eye level double oven, integrated fridge/freezer, washing machine and dishwasher, under unit and plinth lighting, wood effect floor.

EXTERIOR - REAR GARDEN:

Commencing with a paved patio seating area leading to remainder which is laid to lawn, timber storage shed, side access gate leading to:

FRONTAGE:

Block paved driveway to side of house providing off road parking for 2/3 vehicles, planted beds, path to front entrance door, side access gate to rear garden.

TENURE & COUNCIL TAX BAND:

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

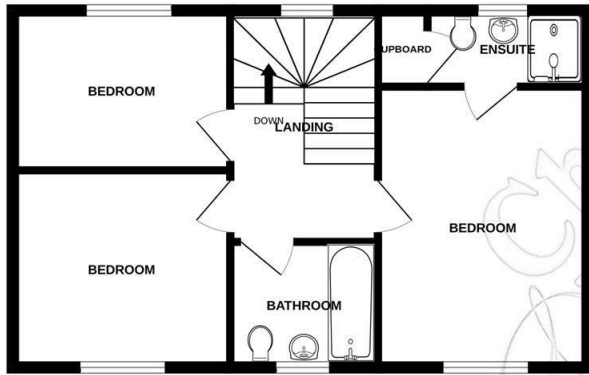
BURNHAM-ON-CROUCH

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.

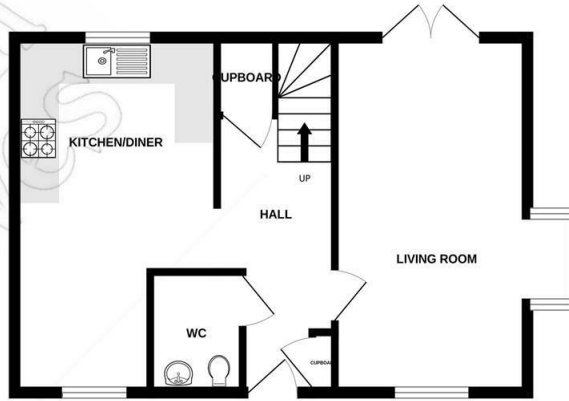
AGENTS NOTE:

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.

1ST FLOOR



GROUND 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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