



Yacht Way, Burnham-on-Crouch, Essex CM0 8FL
Price £400,000

Church & Hawes
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Positioned fantastically on the fringes of this most sought after modern development close to a wonderful, picturesque greensward, is this stunningly presented and extremely well maintained detached family home. One of this property's most prominent features is it's desirable and quiet position, yet is still only a short walk to the centre of Burnham and an array of local amenities, including schools, doctors surgery, post office and various pubs, shops and restaurants, not to mention tranquil walks along the banks of the River Crouch. Light, airy and spacious living accommodation commences on the ground floor with an inviting entrance hall leading to a living room, cloakroom and impressive kitchen/diner with integrated appliances and an adjoining utility room. The first floor then offers a spacious landing leading to a family bathroom and three double bedrooms, the largest of which is complimented by an en-suite shower room. Externally, the property enjoys an improved landscaped rear garden of a generous size while the frontage offers off road parking for two/three vehicles via a block paved driveway. Viewing is strongly advised. Energy Rating B.

FIRST FLOOR:

LANDING:

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

BEDROOM ONE:

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

Double glazed window to front, built in wardrobe, radiator, door to:-

EN-SUITE:

Obscure double glazed window to front, radiator, three piece white suite comprising curved corner shower with sliding glass doors, close coupled WC and pedestal wash hand basin with tiled splash back, wood effect flooring, extractor fan.

BEDROOM TWO:

9'5 x 9'3 (2.87m x 2.82m)

Double glazed window to rear, radiator.

BEDROOM THREE:

9'5 x 8'6 (2.87m x 2.59m)

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

FAMILY BATHROOM:

Obscure double glazed window to side, radiator, three piece white suite comprising panelled bath with mixer tap and tiled splash back,

pedestal wash hand basin with tiled splash back and close coupled WC, wood effect flooring, extractor fan.

GROUND FLOOR:

ENTRANCE HALL:

Obscure double glazed entrance door to front, double glazed window to side, radiator, staircase to first floor, wood effect flooring, doors to:-

LIVING ROOM:

12'10 > 11' x 12'2 (3.91m > 3.35m x 3.71m)

Double glazed window to front, radiator.

CLOAKROOM:

Radiator, two piece white suite comprising close coupled WC and pedestal wash hand basin with tiled splash back, wood effect flooring, extractor fan.

KITCHEN/DINER:

18'1 x 9'3 (5.51m x 2.82m)

Double glazed French style doors opening on to rear garden, double glazed window to rear from kitchen area, radiator, kitchen comprising extensive range of matching wall and base mounted storage units and drawers, roll edge work surfaces with inset sink & drainer unit, built in four ring gas hob with extractor hood over and oven below, integrated fridge/freezer and dishwasher, tiled floor, door to:-

UTILITY ROOM:

Obscure double glazed entrance door to side, radiator, work surface with storage cupboard below and further cupboard over housing gas fired combination boiler. wood effect flooring.

EXTERIOR:

REAR GARDEN:

Commencing with a paved patio seating area leading to remainder which is predominantly laid to lawn with planted beds to borders and a raised decked seating area with a surround of raised beds and screen fencing, side access gate leading to:-

FRONTAGE:

Block paved driveway to side providing off road parking for two/three vehicles, artificial turf to front of property, side access gate leading to rear garden.

TENURE & COUNCIL TAX:

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

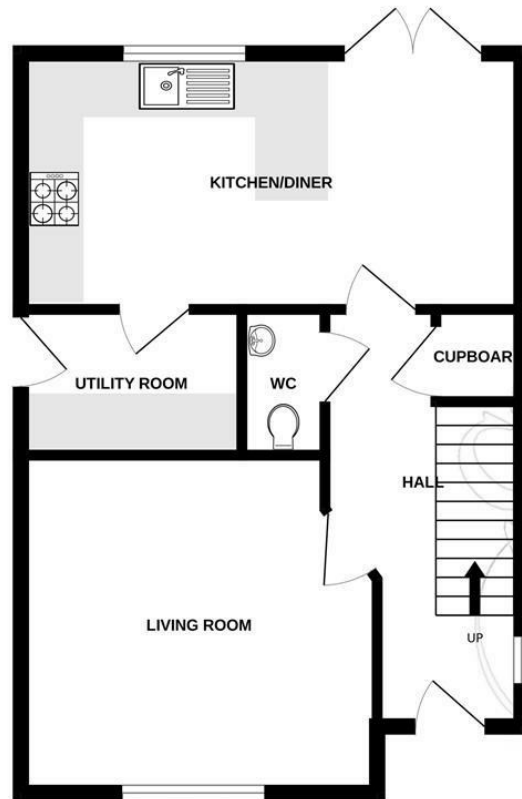
BURNHAM-ON-CROUCH:

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, independent 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.

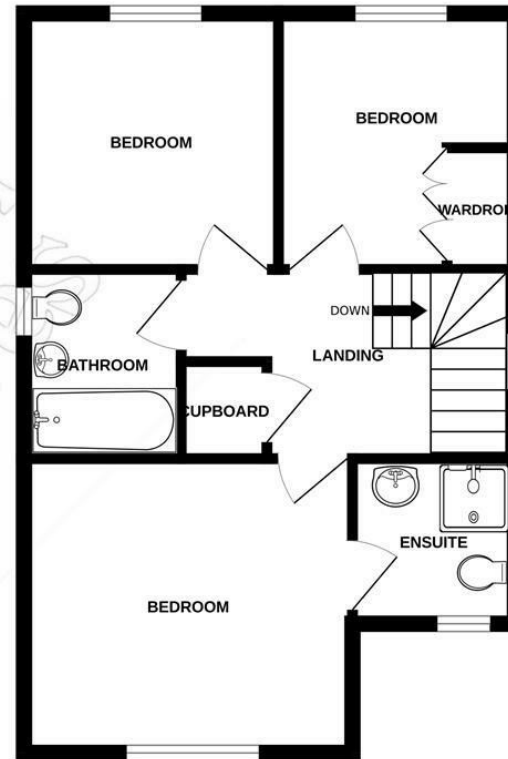
AGENTS NOTES:

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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