



Tregarthen The Street, Steeple , Essex CM0 7LF
Guide price £425,000

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

****GUIDE PRICE £425,000 - £450,000**** ****NO ONWARD CHAIN**** Backing directly onto open farmland is this vastly improved, extended and wonderfully maintained detached bungalow positioned favourably within this quiet and much sought after rural village. Steeple is favourably located for the sailing/boating enthusiast with numerous sailing clubs and marinas all within a few minutes drive as well as being just a short drive from the historic market towns of Burnham on Crouch & Maldon. Generously sized and extremely well presented living accommodation commences with an inviting entrance hall leading to an impressive refitted kitchen/diner, living room and generously sized inner hall which in turn provides access to three double bedrooms and an impressive family bathroom with refitted 4 piece suite. Externally the property enjoys a substantial and picturesque rear garden, with greenhouse and storage shed, backing on to the aforementioned farmland while the frontage provides extensive off road parking for numerous vehicles via an in and out driveway which also provides access to a 1.5 width garage with electric roller door. Further benefits and improvements include a roof which was installed 5 years ago and an oil fired boiler also installed 5 years ago. An early inspection is strongly advised to avoid disappointment. Energy Rating D.

ACCOMMODATION COMPRISES:

ENTRANCE HALLWAY: 7'10 x 5'5 (2.39m x 1.65m)
Obscure double glazed entrance door and window to front, built in storage cupboard, doors to:

KITCHEN/DINER: 17'10 x 16'3 > 13'10 (5.44m x 4.95m > 4.22m)
Double glazed entrance door and window to side, 2 double glazed windows to front, 2 radiators, extensive range of 'Shaker' style wall and base mounted storage units and drawers, roll edged work surfaces with inset 1 ½ bowl/single drainer white ceramic sink unit, built in 4-ring induction hob with extractor hood over, built in eye level double oven, space and plumbing for fridge/freezer and washing machine, integrated dishwasher, matching island unit, part tiled walls, tiled floor.

LIVING ROOM: 17'10 x 13'1 > 10'2 (5.44m x 3.99m > 3.10m)
Dual aspect room with double glazed windows to front and side, 2 radiators, fireplace with display mantle over, door to:

INNER HALLWAY: 9'10 x 6'4 (3.00m x 1.93m)
Access to loft space, wood effect floor, doors to:

FAMILY BATHROOM: 8'10 x 6'4 (2.69m x 1.93m)
Obscure double glazed window to side, radiator, 4 piece white suite comprising close coupled wc, wash hand basin set on vanity unit with storage cupboard below, panelled bath with mixer tap and fully tiled curved corner shower with sliding glass doors, airing cupboard housing hot water cylinder.

BEDROOM 1: 13' x 10'11 > 9' (3.96m x 3.33m > 2.74m)
Double glazed window to rear, radiator, built in wardrobes.

BEDROOM 2: 11'2 x 9'7 (3.40m x 2.92m)
Double glazed window to rear, radiator, built in wardrobe.

BEDROOM 3: 9'10 x 7'8 (3.00m x 2.34m)
Double glazed window to side, radiator.

EXTERIOR:

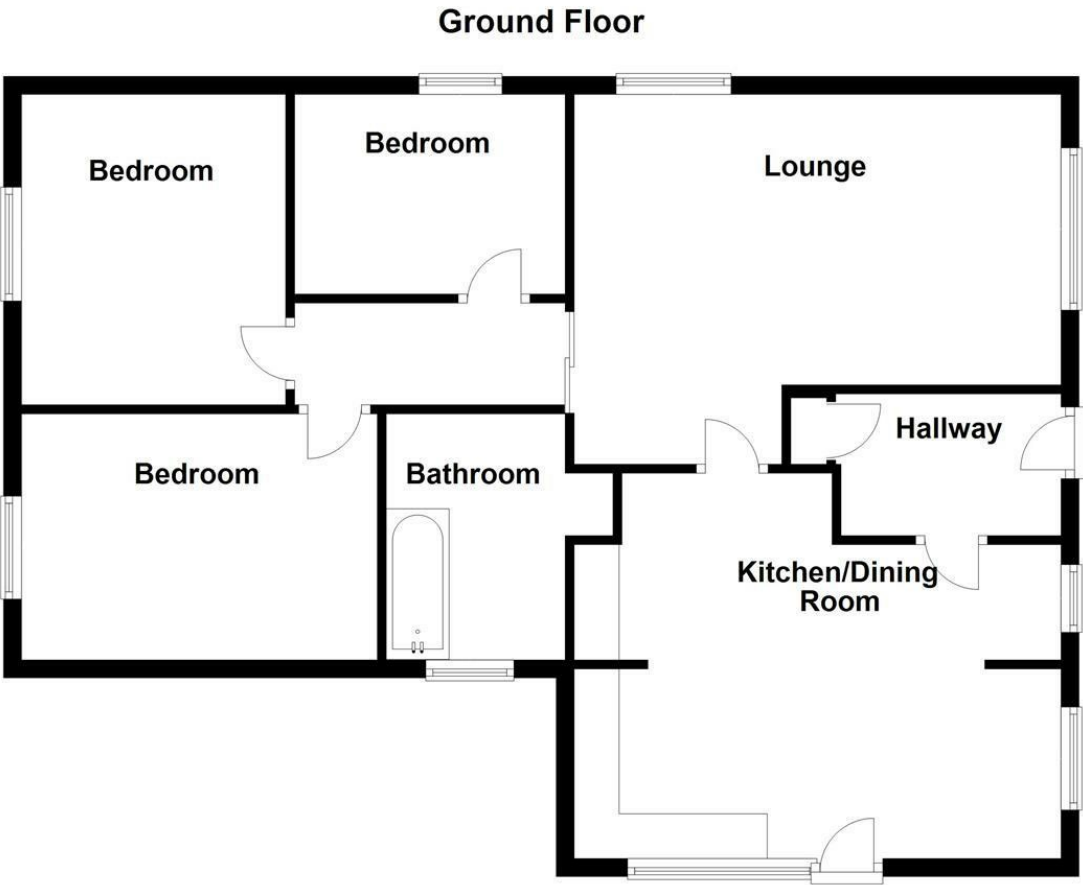
REAR GARDEN:
The rear garden is attractively laid to lawn with a variety of planted and established beds to borders, path to side leading to greenhouse and timber shed, vegetable plot to side of bungalow with path leading into rear of:-

FRONTAGE:
Generously sized block paved in and out driveway with beds to borders and a central garden area which is mainly laid to lawn, side access path leading to rear garden.

GARAGE:
1.5 width garage with electric roller door to front, power and light connected, window and personal door to rear leading to rear garden, accessed via:-

TENURE & COUNCIL TAX BAND
This property is being sold freehold and is Tax Band D.

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.



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