



Pinners Close, Burnham-on-Crouch , Essex CM0 8QH
Price guide £400,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Guide Price £400,000 - £425,000. Set on the approach to this sought after no through turning on the fringes of Burnham just off of one of the areas most favoured leafy turnings is this improved and well presented detached family home with deceptively spacious living accommodation throughout. Generously sized living space commences on the ground floor with an inviting entrance hall leading to a study/playroom which has previously been converted from what was originally a garage, impressive refitted kitchen/breakfast room with integrated appliances, cloakroom and generously sized living/dining room overlooking the rear. The first floor then offers a spacious landing leading to FOUR DOUBLE BEDROOMS and a refitted family bathroom. Externally, the property enjoys a well presented and unoverlooked rear garden which is predominantly laid to lawn with impressive log cabin/bar which has been fully insulated and with power and light connected. The frontage offers off road parking via it's driveway adjacent to a low maintenance garden area which has been artificially turfed. Interest in this property is expected to be high so an early viewing is strongly advised. Energy Rating D.



FIRST FLOOR:

LANDING:

Staircase down to ground floor, access to loft space, built in storage cupboard, doors to:

BEDROOM 1: 11'6 x 10'11 (3.51m x 3.33m)

Double glazed windows to side and rear, radiator, built in wardrobe.

BEDROOM 2: 11'6 x 10' (3.51m x 3.05m)

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

BEDROOM 3: 11'9 x 8'10 (3.58m x 2.69m)

Double glazed windows to rear and side, radiator.

BEDROOM 4: 11'11 > 9'2 x 7'10 (3.63m > 2.79m x 2.39m)

Double glazed window to front, radiator.

FAMILY BATHROOM: 8'3 x 5'8 (2.51m x 1.73m)

Obscure double glazed window to side, chrome heated towel rail, underfloor heating, refitted 3 piece white suite comprising panelled bath with mixer tap, shower over and glass screen, wash hand basin set on vanity unit with storage cupboard below and close coupled wc, tiled walls and floor, inset downlights, extractor fan.

GROUND FLOOR:

ENTRANCE HALLWAY:

Part obscure glazed composite entrance door to front, radiator, staircase to first floor, wood effect floor, recess currently housing fridge/freezer, doors to:

LIVING ROOM: 11'10" x 15'1" > 8'6" (3.61m x 4.6 > 2.6m)

Double glazed sliding patio door opening to rear garden, double glazed window to rear, 2 radiators, chimney breast with inset fire with tiled surround, inset downlights.

CLOAKROOM:

Obscure double glazed window to side, heated towel rail, 2 piece white suite comprising close coupled wc and wall mounted wash hand basin, part tiled walls, tiled floor.

KITCHEN: 9'10 x 8'9 (3.00m x 2.67m)

Double glazed window to front, extensive range of white

gloss fronted wall and base mounted storage units and drawers, roll edged work surfaces with inset 1 ½ bowl/single drainer sink unit, 4-ring electric hob with extractor over, built in eye level twin ovens, integrated microwave, fridge and dishwasher, matching cupboard housing space and plumbing for washing machine, wood effect floor, inset downlights, open to:

BREAKFAST AREA: 14'5 x 7'11 (4.39m x 2.41m)

Double glazed windows to front, rear and side, double glazed entrance door to side, radiator, continuation of wood effect floor, inset downlights.

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

Double glazed window to side, radiator, housing space and plumbing for washing machine, continuation of wood effect flooring.

EXTERIOR:

REAR GARDEN:

Commencing with a paved patio seating area leading to remainder which is mainly laid to lawn with planted beds to borders, side access leading to front, timber storage shed, access to:-

CABIN/BAR: 12'9 x 10'10 (3.89m x 3.30m)

Fully insulated log cabin with power and light connected and an impressive bar area.

FRONTAGE:

Driveway providing off road parking, gate leading to remainder of frontage, the majority of which is artificially turfed with mature and established bed to front boundary.

TENURE & COUNCIL TAX BAND:

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

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.

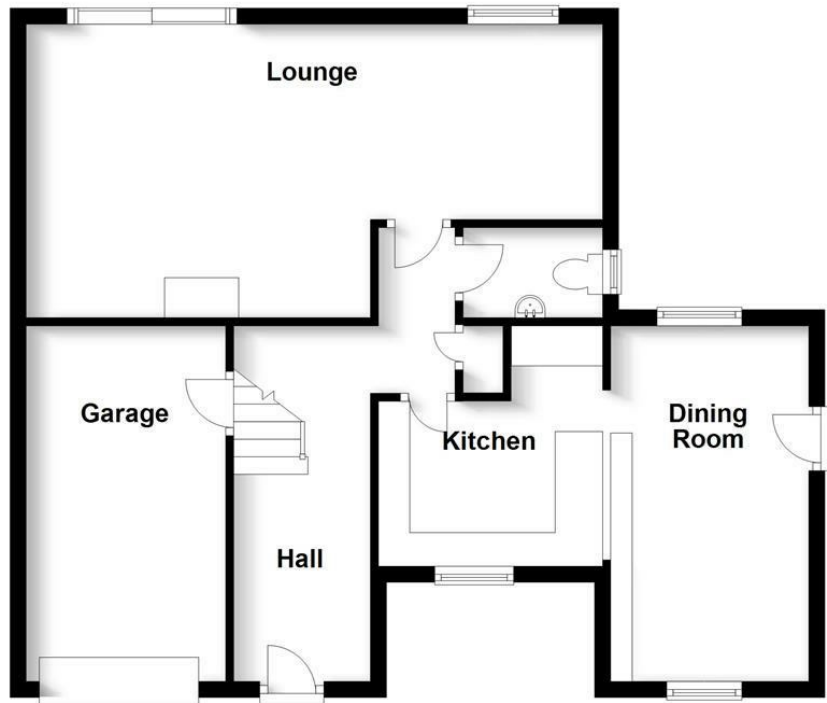
AGENTS NOTE:

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.

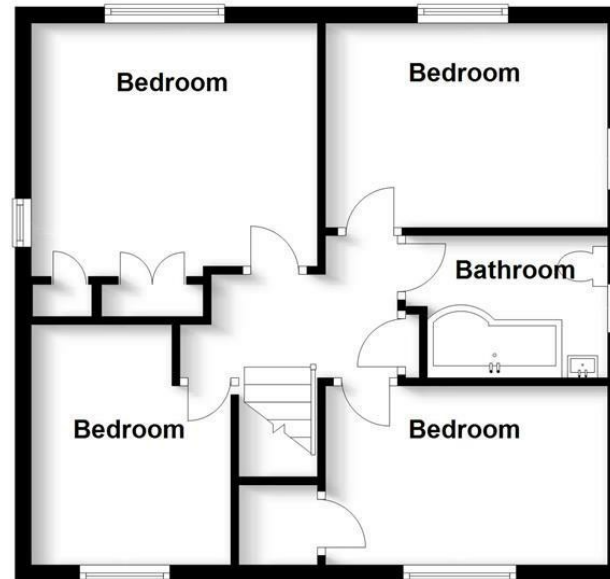




Ground Floor



First Floor



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