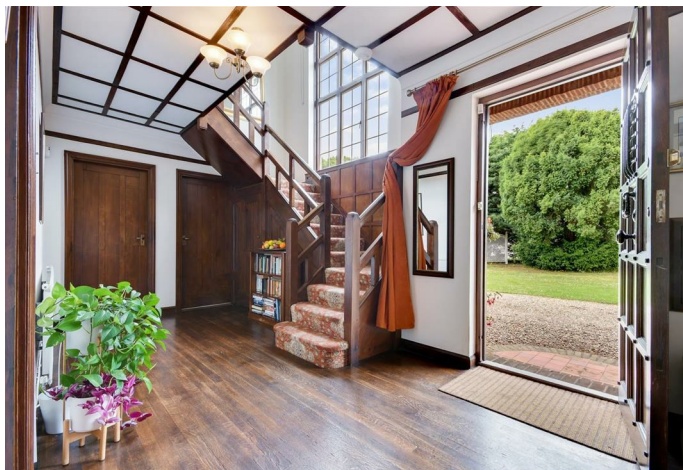




East End Road, Bradwell-on-Sea , Essex CM0 7PX
Guide price £1,000,000

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

GUIDE PRICE £1,000,000 TO £1,100,000 OCCUPYING A STUNNING & ENVIABLE PLOT MEASURING APPROX. 0.8 ACRES IDEAL FOR WILDLIFE ENTHUSIASTS is this most individual detached character residence set in the ever sought after waterside village of Bradwell-on-Sea. The property is believed to date back to the 1930's and offers substantial living accommodation throughout including a large first floor landing with access to SIX BEDROOMS, a further dressing room/home office and three bath/shower rooms. The ground floor commences with a wonderfully spacious reception hall, impressively sized 'L' shaped kitchen/breakfast room with integrated appliances, living room, family room/study, dining room and utility room with connecting WC. Externally the property enjoys the aforementioned 0.8 acre plot and comprises a formal lawned garden leading to the rear where a variety of mature and established trees, shrubbery and woodland can be found offering an ideal habitat for local wildlife. The frontage is then approached by a generously sized 'in and out' driveway providing off road parking, access to a garage with electric door and further gardens which are well screened from the road by mature shrubbery and hedgerow to the front boundary. Properties of this ilk and of this substantial size are rare to the market in this area, therefore an early inspection is strongly advised. Energy Rating E.



FIRST FLOOR:

LANDING:

Return staircase down to ground floor with large double glazed window to front, radiator, access to loft space, original Essex ceiling above stairs, doors to:-

BEDROOM ONE: 14'11 > 11'2 x 12'11 (4.55m > 3.40m x 3.94m)

Double glazed window to rear, radiator, frosted sliding door to:-

EN-SUITE:

Obscure double glazed window to side, radiator with towel rail attached, three piece white suite comprising walk in shower with glass screen, wash hand basin set on vanity unit with storage below & tiled splash back and close coupled WC, wall mounted, mirrored cabinet, wood effect flooring, inset downlights, extractor fan.

BEDROOM TWO: 17'2 x max x 12'8 (5.23m x max x 3.86m)

Double glazed bow window to rear, radiator, original Essex ceiling.

BEDROOM THREE: 13'4 x 12'11 (4.06m x 3.94m)

Double glazed window to rear, radiator, wood effect flooring.

BEDROOM FOUR: 12'2 x 10'8 (3.71m x 3.25m)

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

BEDROOM FIVE: 10' x 8'9 (3.05m x 2.67m)

Double glazed window to rear, radiator.

BEDROOM SIX: 13'5 x 7'2 (4.09m x 2.18m)

Double glazed window to front, radiator.

DRESSING ROOM/HOME OFFICE: 8'4 x 7'11 (2.54m x 2.41m)

Double glazed window to front, fitted with a range of shelving and hanging space as well as a dressing table, wood effect flooring, hot water tank.

SHOWER ROOM:

Obscure double glazed window to front, radiator, three piece white suite comprising fully tiled walk in shower with glass screen, wash hand basin set on vanity unit with storage cupboard below & wall mounted cabinet over and close coupled WC, tiled walls, wood effect flooring, inset downlights, extractor fan.

BATHROOM:

Obscure double glazed window to side, chrome heated towel rail, three piece white suite comprising panelled bath with mixer tap, shower over and glass screen, close coupled WC and wash hand basin set on vanity unit with storage below, wall mounted, mirrored cabinet, part tiled walls, tiled floor, wall mounted electric heater.

GROUND FLOOR:

RECEPTION HALL:

Wooden entrance door to front with glazed portal (originally for giving alms to the poor), return staircase to first floor with original wood panelling on return and large double glazed window to front, radiator, built in storage cupboard, doors to:-

DINING ROOM: 15'1 x 12'6 (4.60m x 3.81m)

Double glazed window to rear, radiator, feature decorative cast iron fireplace, original Essex ceiling, wood flooring.

LIVING ROOM: 17'8 x 14'11 (5.38m x 4.55m)

Dual aspect room with double glazed French style doors opening on to rear garden, double glazed window to side, radiator, working cast iron fireplace with feature original push bell to side, wood flooring.

FAMILY ROOM/STUDY: 17'3 x 11'3 (5.26m x 3.43m)

Double glazed bow window to rear, radiator, working wood burning stove set on tiled hearth, original Essex ceiling, wood flooring.

KITCHEN/BREAKFAST ROOM: 23'10 max x 22'1 (7.26m max x 6.73m)

Two clear glass and one slim, frosted double glazed windows to front, glazed entrance door to outbuildings. Range of base and wall mounted storage units and drawers, roll edge work surfaces with inset 1 ½ bowl white ceramic sink unit, built in 4-ring electric hob with extractor hood over and 'Smeg' oven below. Pull-out larder, tall storage unit, integrated fridge, freezer and dishwasher. Radiator. Original quarry tiled flooring leading to:
CASUAL DINING AREA/BEAKFAST ROOM:
Double glazed window to side and French style doors opening to rear garden. Working AGA, oil fired central heating boiler, towel rail style radiator, storage cupboard, wood flooring.

UTILITY/WC: 12'2 max x 5'10 (3.71m max x 1.78m)

Obscure double glazed window to front, radiator with towel rail attached, work surface with space and plumbing below for washing machine and tumble dryer, white ceramic sink unit with storage cupboard below, built in full height linen cupboard, wood flooring, frosted screen and door to separate WC with low level WC and wash hand basin set on vanity unit with storage cupboard below, part tiled walls, wood flooring.

EXTERIOR:

The property sits on an overall plot of approximately 0.8 of an acre and comprises:

REAR GARDEN: approx 469' (approx 142.95m)

Commencing with a large, paved terrace, facing south-east, spanning the width of the house leading to remainder which is predominantly

laid to lawn with an array of mature and established trees and beds to borders, the rear section of the garden becomes a more natural and mature woodland area with a variety of trees, seating areas and pond backing on to open fields.

OUTBUILDINGS:

Brick built Garage with power and light connected, window to rear, electric up and over door. External double power sock to rear, adjoining:

Brick and double glazed Boot Room with large stainless steel sink with shower above ideal for dog bathing, storage unit and shelving. Power and light connected and electric heater in kick-board, linked to:

Brick built coal and log store with lighting and outside water tap opposite, adjoining:

Brick built garden tool shed with window to rear and lighting. Guttering from out buildings draining into a water butt.

Greenhouse with independent guttering leading to separate water butt.

Oil tank with storage beneath next to screened bin area.

FRONTAGE:

Impressive 'in and out' shingled driveway providing off road parking, remainder of frontage is predominantly laid to lawn with the front boundary screened by mature hedgerow and trees, access to the garage.

TENURE & COUNCIL TAX BAND:

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

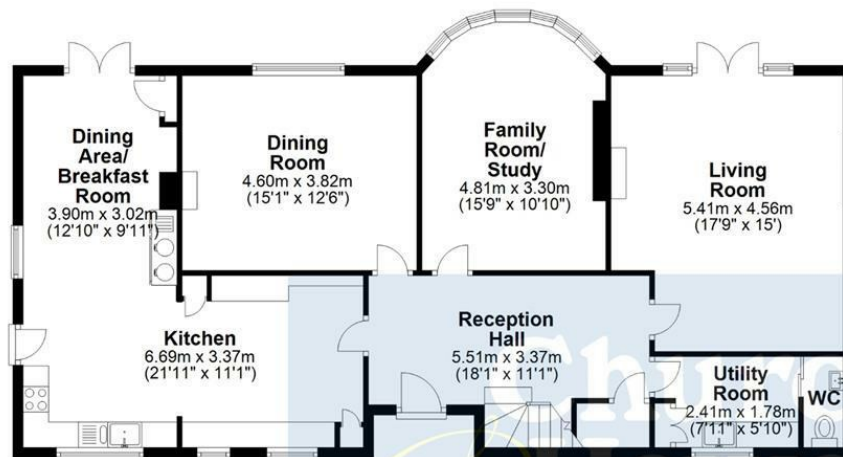
AGENTS NOTE:

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.

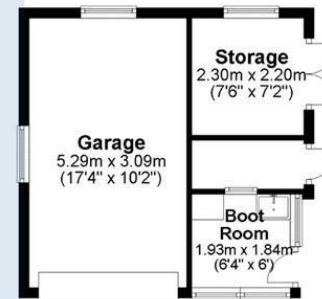




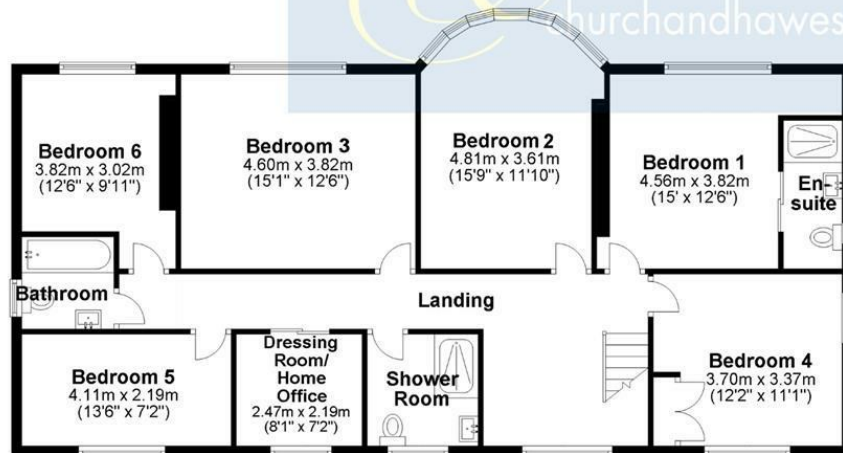
Ground Floor



Outbuilding



First Floor



APPROX INTERNAL FLOOR AREA
286 SQ M 3077 SQ FT
Including Outbuildings

This plan is for layout guidance only and is
NOT TO SCALE

Whilst every care is taken in the preparation
of this plan, please check all dimensions,
shapes & compass bearings before making
any decisions reliant upon them.

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