



Waterside Road, Bradwell-on-Sea , Essex CM0 7QX
Offers in the region of £625,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Having been stylishly improved and wonderfully maintained and presented since is this quite superb detached residence sitting in an enviable position within the heart of Bradwell Waterside and is ideally placed for the boating enthusiast as the renowned marina is within walking distance which allows access to the River Blackwater and North Sea just 60 miles from the coast of France. The property has been tastefully renovated and offers impressively sized living accommodation. Living space on the ground floor comprises a light and airy dual aspect living room, refitted cloakroom and superb refitted kitchen/breakfast/dining room with multiple aspects bringing in an abundance of natural light with impressive island unit and an array of integrated appliances. The first floor then offers a spacious landing leading to four sizeable bedrooms complimented by a range of built in storage/wardrobes as well as a refitted en-suite shower room serving the principal bedroom. The remaining three are served by an equally impressive family bathroom. Externally, the property enjoys a quite wonderful landscaped rear garden which offers a vast array of seating/entertaining areas in addition to formal lawned gardens with attractive and colourfully planted borders. This in turn provides access to a fully insulated office with power, light and broadband positioned at the rear of the garage to the side. The frontage provides extensive off road parking via a large block paved driveway. Properties of this ilk are rare to the market so an early inspection is strongly advised. Energy Rating D.



FIRST FLOOR:

LANDING:

Return staircase with glass panelled and solid oak balustrade down to ground floor, double glazed window to front, large airing cupboard housing hot water cylinder, large loft hatch providing access to roof space which is partly boarded, doors to:

BEDROOM 1: 13'11 x 10'9 + wardrobes (4.24m x 3.28m + wardrobes)

Double glazed window to rear, radiator, range of built in wardrobes, inset downlights, door to:

EN-SUITE: 7'8 x 6'1 (2.34m x 1.85m)

Obscure double glazed window to rear, chrome heated towel rail, 3 piece white suite comprising fully tiled curved corner shower with sliding glass doors and both overhead and handheld shower attachments, wash hand basin set on vanity unit with storage cupboard below and close coupled wc, tiled walls and floor, underfloor heating, inset downlights.

BEDROOM 2: 13'5 x 10'9 (4.09m x 3.28m)

Double glazed window to rear, radiator, inset downlights.

BEDROOM 3: 10'8 x 8' > 7'5 (3.25m x 2.44m > 2.26m)

Double glazed window to front, radiator, range of built in wardrobes, inset downlights.

BEDROOM 4/DRESSING ROOM: 10'5 > 9'3 x 7'10 > 5'11 (3.18m > 2.82m x 2.39m > 1.80m)

Double glazed window to front, radiator, extensive range of built in 'Shaker' style wardrobes and drawer units with wall mounted vanity mirror over, inset downlights.

FAMILY BATHROOM: 7'4 > 6' x 6'7 (2.24m > 1.83m x 2.01m)

Obscure double glazed window to rear, chrome heated towel rail, 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, display recess, tiled walls and floor, inset downlights, extractor fan.

GROUND FLOOR:

ENTRANCE HALLWAY:

Part obscure double glazed entrance door to front, vertical radiator, solid oak and glass panelled staircase to first floor with double glazed window to front, solid oak floor, under stairs recess, inset downlights, doors to:

CLOAKROOM: 6'11 x 2'9 (2.11m x 0.84m)

Obscure double glazed window to front, chrome heated towel rail, 2 piece white suite comprising wc with concealed cistern and wash hand basin set on vanity unit with storage cupboard below and wall mounted mirror, tiled walls, continuation of solid oak floor, inset downlights.

LIVING ROOM: 21'7 x 12'7 (6.58m x 3.84m)

Dual aspect room with double glazed windows to front and rear, radiator, feature stone fireplace, inset downlights.

KITCHEN/DINING ROOM: 21'6 > 12'2 x 20'10 > 18' > 7'4 (6.55m > 3.71m x 6.35m > 5.49m > 2.24m)

Multi aspect refitted 'L' shaped kitchen/dining room with double glazed windows to front, side and rear as well as double glazed French style doors opening onto rear garden, all with inset fitted blinds, 2 vertical radiators, extensive range of wall and base mounted storage units and pan drawers comprising a mix of gloss fronted and wood effect fronted cupboards, grey quartz work surfaces with inset 1 ½ bowl sink unit with drainer grooves to side, matching island unit, range of integrated appliances including full height fridge, twin eye level ovens with warming drawer, dishwasher, washing machine, wine fridge, Neff induction hob with extractor hood over, tiled floor, matching quartz upstands, inset downlights and Bose speakers set into ceiling, under floor heating.

EXTERIOR:

REAR GARDEN:

Commencing with a large paved patio seating area with under step strip lighting leading to remainder which has been attractively landscaped and is predominantly laid to lawn with well stocked and mature planted borders, timber storage shed and an impressive timber bbq hut to remain, hot tub heated by air source pump to remain, side access gate leading to front, exterior cold water tap, lighting and power outlet, personal doors into sides of:

OFFICE: 15' x 8' (4.57m x 2.44m)

Double glazed French style doors to side, small double glazed window to other side, inset downlights.

GARAGE: 15'1 x 8'11 (4.60m x 2.72m)

Up and over door to front, power and light connected, double glazed personal door to side, shelving units to walls, vehicular access via:

FRONTAGE:

Large block paved driveway providing off road parking for numerous vehicles and access to a garage, remainder is laid to lawn with hedgerow and fencing to boundaries.

TENURE & COUNCIL TAX BAND:

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

BRADWELL-ON-SEA:

Bradwell on Sea is situated on the Dengie Peninsular where the Blackwater Estuary meets the North Sea providing a delightful village located in a maritime setting with a highly regarded marina, several beaches, access onto the sea wall and a nature reserve. The village has a primary school, thriving community shop and post office and garage as well as two pubs. Trains to London Liverpool Street can be caught from the village of Southminster, a 15 minute drive away.

The area is otherwise a quiet, rural, mainly arable landscape with some flat areas of open countryside and some quite stunning undulating areas with hilltop vantage points ideal for hikers and bird watchers. Sailing and motor boating enthusiasts use the River Blackwater for a variety of reasons, from competitions such as the Thames Barge Races, yacht club races and fishing and Bradwell also has a sailing/training establishment school (Bradwell Outdoors) with its ideal sheltered tidal waters. Bradwell offers a great history as a sea port with records existing as far back as 1478, where a waterside quay was developed in the 14th century to export a thriving sheep market, not only to London and various cities, but also to the continent. This key location has embarked Bradwell as a special place from Roman times to the present day. Evidence of the original Roman fort still remains, with other historical points of interest include St Peters Chapel and St Cedds, now in an isolated position on the peninsular with a later church built around 17th Century in the centre of the village. Bradwell also has the remains of its war time airfield, home in the 1940's to 418 squadron Royal Canadian Air force. At the end of the war the airfield was returned to agriculture.

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.

MONEY LAUNDERING & REFERRALS:

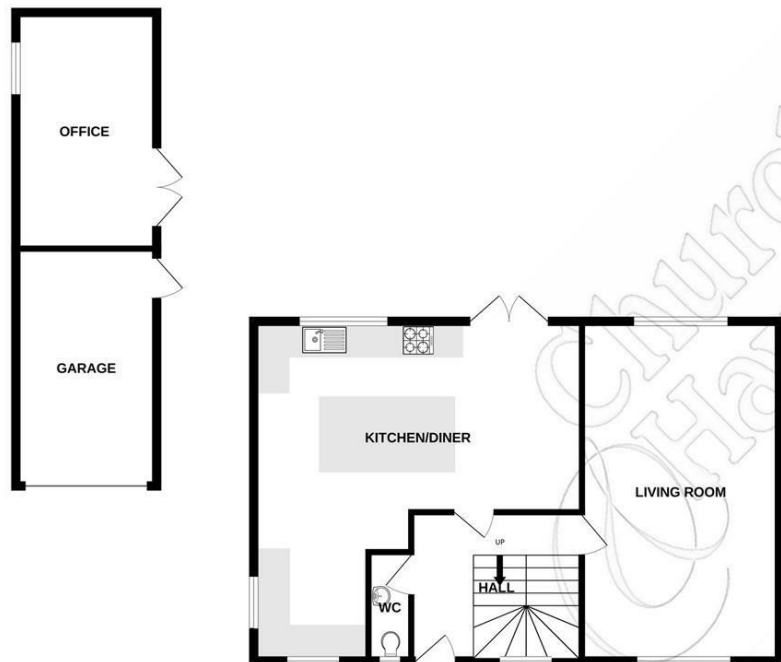
MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

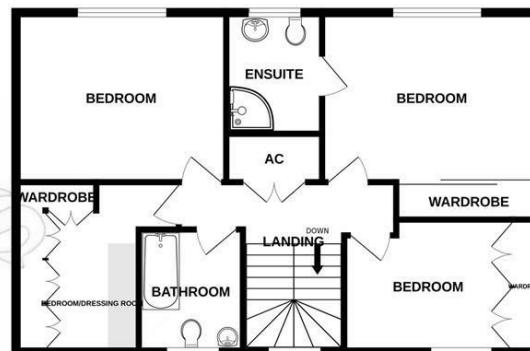




GROUND FLOOR



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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