



Main Road, St Lawrence , Essex CM0 7NA
Guide price £475,000

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

Guide Price £475,000 - £500,000. Having been significantly improved and meticulously maintained by the current owner, this individual detached residence offers deceptively spacious and versatile accommodation that truly must be viewed to be fully appreciated.

The property is ideally located in the heart of the sought-after waterside village of St Lawrence Bay, renowned for its sailing and water sports clubs set along the banks of the River Blackwater, all within comfortable walking distance.

The extended accommodation comprises four light and airy double bedrooms, including an en suite to the principal bedroom, a refitted family bathroom, and a generous landing area on the first floor. The ground floor features an inviting entrance hall leading to a shower room, living room, study/playroom, dining room, and a well-appointed kitchen/breakfast room with adjoining utility room.

Externally, the property benefits from an attractive rear garden with outbuilding/store shed. Ample off-road parking is available to the front, with the added advantage of independent vehicular access from Seaway at the rear of the garden, providing further parking and potential garage access, subject to the necessary planning permissions.

This is a truly unique home, and early viewing is strongly recommended to avoid disappointment.

Energy Rating D.



FIRST FLOOR:

BEDROOM 1: 16'9 x 13'4 (5.11m x 4.06m)

Two double glazed windows to front, radiator.

EN-SUITE SHOWER ROOM:

Obscure double glazed window to side, radiator, 3 piece suite comprising tiled shower cubicle, close coupled wc and pedestal wash hand basin.

BEDROOM 2: 12'2 max x 18'2 (3.71m max x 5.54m)

Double glazed windows to front and side, 2 radiators, access to roof space.

BEDROOM 3: 12'5 x 7'6 (3.78m x 2.29m)

Double glazed window to rear and Velux window to side, radiator, built-in double wardrobe.

BEDROOM 4: 12'6 x 7'7 (3.81m x 2.31m)

Double glazed window to rear and Velux window to side, radiator, built-in wardrobe.

FAMILY BATHROOM:

Velux window to side, re fitted 3 piece suite comprising panelled bath, close coupled wc, pedestal wash hand basin, part tiled walls, tiled flooring, heated chrome ladder towel rail.

LANDING:

Two Velux windows, built-in double cupboard and separate airing cupboard, access to loft space, doors to all rooms, stairs to:

GROUND FLOOR:

RECEPTION HALL:

Entrance door to side, radiator, built-in cloaks cupboard, stairs to first floor, doors to:

SHOWER ROOM/WC:

Obscure double glazed window to side, radiator, 3 piece suite comprising fully tiled shower cubicle, close coupled wc and vanity wash hand basin.

LIVING ROOM: 28' x 20'2 > 14'4 (8.53m x 6.15m > 4.37m)

Three double glazed windows to front, 4 radiators, ceiling high brick built open inglenook fireplace with Bressemer beam.

STUDY/BEDROOM: 10'6 x 9'4 (3.20m x 2.84m)

Double glazed window to side, radiator.

DINING ROOM: 14'8 x 10'6 (4.47m x 3.20m)

Double glazed French door to rear and double doors to kitchen, radiator (currently used as Office).

KITCHEN/BREAKFAST ROOM: 17'10 x 16'9 max (5.44m x 5.11m max)

Double glazed window and door to rear, sink set in roll edged work surface, range of fitted wall and base mounted storage units, range cooker with ceramic hob, integrated fridge/freezer, space and plumbing for dishwasher, tiled splash backs, tiled flooring.

UTILITY ROOM: 8'8 x 7'4 (2.64m x 2.24m)

Double glazed window and door to side, stainless steel sink unit set in roll edged work surface, range of fitted storage units, space and plumbing for washing machine and tumble dryer, boiler.

EXTERIOR:

REAR GARDEN:

Mainly laid to lawn, fenced boundaries, established flower and shrub beds, wooden summerhouse. There is an independent vehicular access point from Seaway at the rear of the garden which provides parking facilities or could create access for a garage to be constructed (stpp).

FRONTAGE:

The front of the property is laid to shingle with off road parking for several vehicles, mature planting to borders, access to side leading to entrance door.

TENURE & COUNCIL TAX BAND:

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

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.

Agents Note:

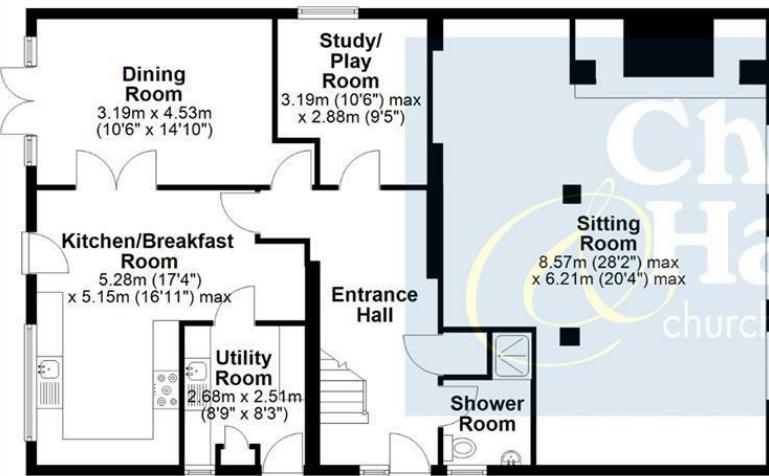
The owner has advised that the property has phase 3 electric connected.







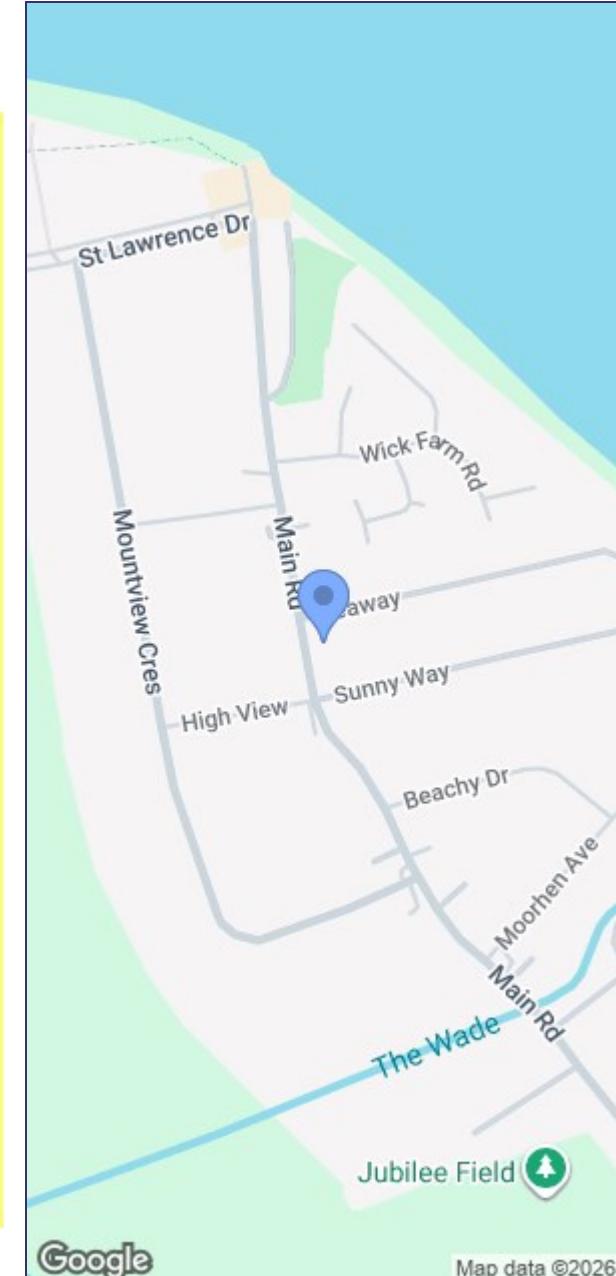
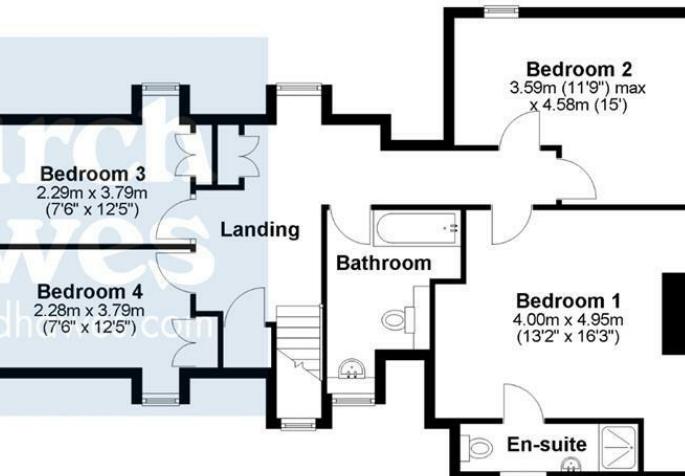
Ground Floor



APPROX INTERNAL FLOOR AREA
TOTAL 203 SQ M 2188 SQ FT

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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First Floor



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