



Sheerwater Close, Burnham-on-Crouch, Essex CM0 8EN  
Price £580,000

**Church & Hawes**  
Est. 1977

Estate Agents, Valuers, Letting & Management Agents



\*\*\*STYLISHLY IMPROVED, FIVE DOUBLE BEDROOM, DETACHED FAMILY HOME\*\*\* Favourably positioned within a quiet no through turning on one of Burnham's most favoured modern and central developments is this vastly improved, wonderfully maintained and spacious detached family home. The property is located within walking distance of Burnham's picturesque Country Park, Marina, railway station with links into London Liverpool Street and historic High Street where an array of pubs, restaurants and shops are easily accessible. Substantial and reconfigured living accommodation commences on the ground floor with a spacious entrance hall leading to a dual aspect living room, dining room, cloakroom and stunning refitted kitchen/breakfast room with adjoining utility room. In addition, a generously sized office also provides access to a lobby area which is accessed from the side of the property leading to a shower room and sitting room/bedroom. This area of the property could be ideal for use as annex style accommodation for an elderly relative or teenager looking for some independence. The first floor then offers a light and airy landing leading to a family bathroom and four double bedrooms, one of which is served by an en-suite shower room. Externally, the property enjoys a well presented rear garden with impressively sized outbuilding, while the frontage offers extensive off road parking and access to a double garage. Viewing is strongly advised to avoid disappointment. Energy Rating C.



## FIRST FLOOR:

### LANDING:

Double glazed window to front, radiator, airing cupboard housing hot water cylinder, access to loft space, staircase down to ground floor, doors to:-

### BEDROOM ONE: 11'11 x 11'7 (3.63m x 3.53m)

Double glazed window to rear, radiator, two built in double wardrobes, door to:-

### EN-SUITE:

Obscure double glazed window to side, chrome heated towel rail, three piece white suite comprising fully tiled shower cubicle with glass door, wash hand basin set on vanity unit with storage cupboard below and close coupled WC, tiled walls.

### BEDROOM TWO: 11'5 x 11'1 (3.48m x 3.38m)

Double glazed window to rear, radiator, built in wardrobes and dresser unit.

### BEDROOM THREE: 11'6 x 8'9 (3.51m x 2.67m)

Double glazed window to rear, radiator, built in bedroom furniture including bedside units, wardrobes and overhead storage cupboards.

### BEDROOM FOUR: 8'5 x 6'9 (2.57m x 2.06m)

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

### FAMILY BATHROOM:

Obscure double glazed window to side, radiator, three piece suite comprising panelled bath with mixer tap and shower over, pedestal wash hand basin and WC with concealed cistern, part tiled walls, wood effect flooring.

## GROUND FLOOR:

### ENTRANCE HALL:

Part obscure double glazed entrance door to front, double glazed window to side, radiator, two built in wardrobes, staircase to first floor, wood effect flooring, doors to:-

### LIVING ROOM: 21' x 11'5 (6.40m x 3.48m)

Dual aspect room with double glazed window to front and double glazed sliding patio door to rear opening on to garden, two radiators, log burner with display mantle over, obscure glazed double doors to:-

### DINING ROOM: 14'2 > 11'3 x 10' (4.32m > 3.43m x 3.05m)

Double glazed bay window to rear, radiator.

### CLOAKROOM:

Obscure double glazed window to side, radiator, two piece suite comprising WC with concealed cistern and wall mounted wash hand basin with tiled splash back, continuation of wood effect flooring.

### KITCHEN/BREAKFAST ROOM: 15'8 x 11'3 (4.78m x 3.43m)

Two double glazed windows to rear, superb refitted kitchen comprising an extensive range of 'Shaker' style wall and base mounted storage units and drawers, Quartz work surfaces with inset 1 1/2 bowl sink unit with drainer grooves to side, impressive Aga to remain with decorative tiled splash back, built in four ring gas hob with extractor over and built in eye level double oven, integrated dishwasher, part tiled walls, tiled floor, inset downlights, door to:-

### UTILITY ROOM: 8'8 x 6'4 (2.64m x 1.93m)

Double glazed entrance door and window to side, radiator, full height integrated fridge and freezer, Quartz work surface with space and plumbing below for washing machine and tumble dryer, further wall mounted storage units over - one of which houses a gas fired boiler, part tiled walls, continuation of tiled floor.

### OFFICE: 12'3 x 6'2 (3.73m x 1.88m)

Double glazed window to side, radiator, continuation of wood effect flooring, door to:-

### SIDE LOBBY:

Double glazed entrance door to side, radiator, continuation of wood effect flooring, doors to:-

### SHOWER ROOM:

Obscure double glazed window to side, radiator, three piece white suite comprising fully tiled shower with sliding glass door, wall mounted wash hand basin and close coupled WC, part tiled walls, tiled floor, extractor fan.

### SITTING ROOM/BEDROOM: 11'8 x 7'7 (3.56m x 2.31m)

Double glazed window to side, radiator, continuation of wood effect flooring.

### EXTERIOR:

### REAR GARDEN:

Commencing with a block paved seating area with part shingled and paved area to side, steps up to remainder which is mainly laid to lawn with planted beds to borders, greenhouse to remain as well as an impressive timber built outbuilding with power and light connected and covered decked seating terrace, side access paths and gates to both sides of house leading to:-

### FRONTAGE:

Block paved driveway providing extensive off road parking for numerous vehicles and access to:-

### DOUBLE GARAGE:

Twin up and over doors to front, power and light connected.

### TENURE & COUNCIL TAX:

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

### 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 NOTES:

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.







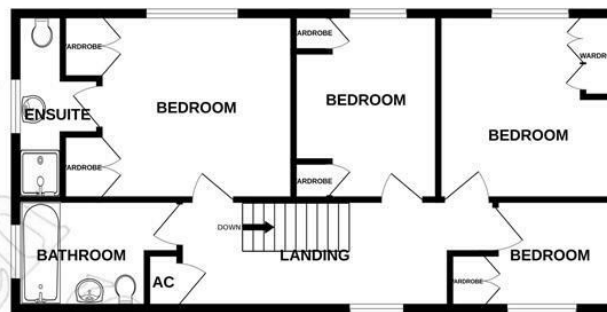




GROUND FLOOR



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.  
Made with Metropix ©2024

