



Brent Way, Burnham-On-Crouch CM0 8GQ

welcome to

Brent Way, Burnham-On-Crouch

OVERLOOKING PLAYING FIELDS on the POPULAR CORINTHIAN PLACE DEVELOPMENT within Burnham, this FOUR DOUBLE BEDROOM detached family home offers THREE RECEPTION ROOMS as well as SPACIOUS KITCHEN AND UTILITY, with GENEROUS SOUTH FACING GARDEN.



Entrance Porch

Part glazed composite door leading to:-

Entrance Hall

Stairs rising to first floor, doors leading to:-

Cloakroom

Double glazed UPVC window, radiator, white basin and low level WC.

Study

9' 6" x 8' 1" Max (2.90m x 2.46m Max)

Double glazed UPVC window, radiator, fitted shutters.

Lounge

18' Max x 11' 8" (5.49m Max x 3.56m)

double glazed UPVC window to side and rear, radiators, UPVC French doors to rear garden, fitted carpet and media points, feature slatted panel wall.

Dining Area

12' 6" x 8' 8" Plus Bay (3.81m x 2.64m Plus Bay)

Double glazed UPVC bay window to front with shutters, radiator, tiled flooring, open plan to kitchen.

Kitchen

11' 2" x 11' 1" Plus Recess (3.40m x 3.38m Plus Recess)

Double glazed UPVC French doors with sidelights to rear, range of wall and base units with solid wooden work surfaces incorporating a stainless steel one and a half bowl sink and drainer unit. Integrated double oven, four ring gas hob with extractor hood, tiled splashback and flooring, recessed ceiling spotlights, open plan to the dining area with walkway leading through to the utility room.

Utility Room

6' 8" x 5' 6" (2.03m x 1.68m)

Door to rear opening onto the garden, sink and drainer set in roll top surfaces with tiled splashbacks and range of eye and base level units incorporating space for washing machine.

First Floor

Bedroom One

11' 8" x 10' 10" Plus Recess (3.56m x 3.30m Plus Recess)

Double glazed UPVC windows to front and side for dual aspect radiator, fitted carpet, fitted wardrobes positioned to the entrance of the room, door leading to:-

En-Suite

Obscured double glazed UPVC window to front, walk-in shower enclosed with sliding door, wall mounted shower, pedestal hand wash basin with mixer tap, low level WC, partially tiled walls, tiled flooring, extractor fan and recessed ceiling spotlights.

Bedroom Two

17' Max x 9' 2" (5.18m Max x 2.79m)

Double glazed UPVC window to front, radiator, fitted wardrobes, ample space for furniture.

Bedroom Three

10' 10" x 9' 5" Plus Recess (3.30m x 2.87m Plus Recess)

Double glazed UPVC window to rear, radiator, space for wardrobes.

Bedroom Four

12' 9" x 8' 5" Max (3.89m x 2.57m Max)

Double glazed UPVC window to front and side, radiator, built in storage cupboard.

Bathroom

Obscured double glazed UPVC window, white four piece suite comprising of enclosed walk-in shower, panel bath, pedestal basin and low level WC, heated towel rail.

Loft Space

Partially boarded loft.

Outside

Front

Overlooking greensward and playing area. Paved pathway, laid to lawn with shrubs, paved driveway to garage.

Rear Garden

Stone patio area for seating with stone border, laid to lawn, gated side access to garage.

Outbuilding

Detached garage with up and over door, power to garage.

Special Features

Solar panels installed which are owned plus electric vehicle charging point.



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welcome to

Brent Way, Burnham-On-Crouch

- Four Bedrooms
- Detached Garage
- Study
- Cloakroom
- Remainder NHBC

Tenure: Freehold EPC Rating: B

Council Tax Band: F

£650,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
MLN104901 - 0002

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