

Oak Crescent, Burnham-On-Crouch CM0 8FP

£489,995

To view this property call

01621 734300

SJ WARREN

www.sjwarren.co.uk

The accommodation comprises

Located on the fringes of Burnham On Crouch on the Persimmon Development of Grangewood Park.

This very nicely presented four bedroom detached family home situated in a favourable position, facing the Greensward.
The property offers on the ground floor a good size hallway, cloakroom/w/c, a spacious lounge, dining room, a spacious kitchen/breakfast room and utility room.
The first floor has a good size gallery landing, principal bedroom en-suite and three further double bedrooms and family bathroom.
Externally a generous garden with a large patio/entertaining area courtesy door to a insulated and wood panelled garage with loft and ladder, light ,power and electric roller door.
The property has ita own driveway for multiple vehicles, PLEASE NOTE in addition the property has the bonus of a second driveway to the opposite side, offering further parking for 2/3 vehicles.

Storm porch.
Storm porch to the entrance door.

Entrance door and hallway
Double glazed entrance door to the hallway which has wood effect laminate flooring, part panelled walls and radiator. Under stairs storage cupboard and stairs to the first floor landing.

Lounge
18'1 x 11'9
A generous size room with a continuation of the wood effect laminate flooring from the hallway. Television point, two radiators, double glazed French doors to the rear garden and a double glazed window to the front overlooking the Greensward.

Dining room
13'9 x 11'9
This is a lovely size room, plenty of room for a good size family table and chairs or to entertain. The wood effect flooring from the hallway continues and there is a double glazed bay window to the side, double glazed window to the front overlooking the Greensward and radiator.

Kitchen/breakfast room
15'3 x 12'9
Once again a really good size room with tiled flooring and a range of grey wood grain effect eye, base and drawer units. Quart work tops over, inset one and a half sink, inset gas stainless steel hob, stainless steel extractor above and oven below. Integrated fridge/freezer and dish washer, LED kick board lighting and space for a breakfast table.
Double glazed doors and window to one side and dual double glazed doors to the opposite side and radiator.

Utility room
6'5 x 5'9
The floor tiling continues form the kitchen with matching base units and work surface over. Inset stainless steel sink, plumbing for washing machine, wall mounted boiler for hot water and heating(not tested). Expel air, double glazed window to the side and radiator.

Landing
Part gallery landing with loft access, linen cupboard, double glazed window to the front overlooking the Greensward.

Principal bedroom en-suite
13'8 plus door recess x 12'9
Wood effect flooring and recess for free standing of fitted wardrobes, dual double glazed windows to side and further double glazed window to the opposite side and radiator.
En-suite Walk in double shower cubicle, pedestal hand wash basin, close coupled w/c, chrome heated towel rail, expel air, shaver point and double glazed window to the front.

Bedroom two
12'2 x 10'8
All the bedrooms are good sizes and this again has wood effect laminate flooring, and a double glazed window to the front overlooking the Greensward and radiator.

Bedroom three
11'6 x 9'1
This double room also has wood effect laminate flooring, double glazed window to the side and front which overlooks the Greensward and radaitor.

Bedroom four
11'6 x 8'7
Another nice size double room with wood effect laminate flooring, double glazed window to the side and radiator.

Bathroom
Panelled bath, pedestal hand wash basin, close coupled w/c, expel air, chrome towel rail and double glazed window to the rear.

Rear garden
The garden is a good size commencing with a large extended patio/entertaining area, with the garden neatly laid to Astro Turf. Side gate to drive, water tap and courtesy door to the garage.

Own drive to garage
The property has its own drive to garage for multiple vehicles. The garage has a n electric roller door and is insulated and has wood panelled walls, loft access with loft ladder, power and light.

Second drive
The second driveway is to the opposite side a big bonus to the property, offering additional parking for 2/3 vehicles.

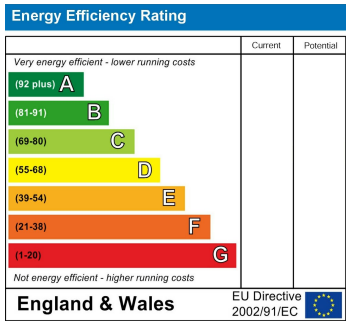


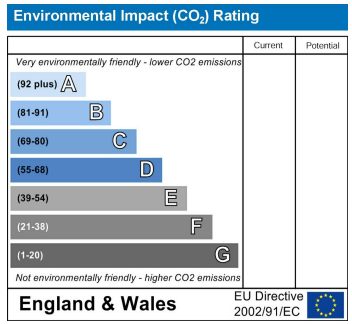




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