



CURTIS O'BOYLE

Sales & Lettings

Valley Road, Burnham-on-Crouch, Essex

CM0 8GR

£525,000



Located on the popular David Wilson Homes Corinthian Place Development is this attractive and well-appointed three-bedroom detached bungalow. The property benefits from approximately five years remaining on its NHBC warranty and enjoys a good-sized rear garden with a useful timber garden room/hobby room.

The well-presented accommodation comprises an entrance hall, lounge with bay window to the front aspect, and an impressive kitchen/dining room. The kitchen has been enhanced by the current owners with modern gloss units, additional storage and a useful island unit/breakfast bar. A useful utility cupboard provides space and plumbing for both a washing machine and tumble dryer.

There are three bedrooms, with the principal bedroom benefiting from an en-suite shower room. Bedroom two benefits from the added convenience of Jack & Jill access to the main bathroom.

The property has been further enhanced by the addition of air conditioning units to four rooms, providing comfortable temperatures throughout the year.

Outside, the rear garden offers a good degree of space and includes a timber garden room/hobby room, providing a versatile additional space for hobbies, home working or storage. The garden also benefits from a useful irrigation system serving both the front and rear gardens, which can utilise water from the property's water butts and recycled bath water.

To the front, there is a driveway providing parking for multiple vehicles and leading to the detached garage, which benefits from both power and lighting. EV Charging point.

ENTRANCE HALL Double glazed entrance door, radiator, smooth ceiling, loft access with ladder, large built-in cupboard.

LOUNGE 14' 5" x 11' 3" (4.39m x 3.43m) + bay. Double glazed bay window to front aspect, double glazed window to side aspect, two radiators, smooth ceiling, air con unit.

KITCHEN/DINER 18' 6" x 12' 2" (5.64m x 3.71m) + recess Double glazed French doors to recess leading out to rear garden, double glazed window to rear aspect, smooth ceiling, fitted base and wall units, sink unit with mixer tap inset into work tops, island unit /breakfast bar, integrated dishwasher, built in electric oven and four ring hob with hood above. tiled splashbacks, luxury vinyl flooring, utility cupboard with space for washing machine and tumble dryer, air con unit.

BEDROOM ONE 12' 3" x 9' 7" (3.73m x 2.92m) + recess Double glazed French doors to rear garden, radiator, smooth ceiling, fitted wardrobe, air con unit.

ENSUITE Double glazed window to rear aspect, smooth ceiling, extractor fan, heated towel rail, fitted tiled shower cubicle, pedestal wash hand basin, close coupled WC, tiled walls, luxury vinyl flooring, electric shaver point.

BEDROOM TWO 11' 3" x 9' 6" (3.43m x 2.9m) + bay. Double glazed bay window to front aspect, smooth ceiling, radiator, fitted wardrobes, air con unit.

BEDROOM THREE 7' 9" x 7' 9" (2.36m x 2.36m) Double glazed window to front aspect, radiator, smooth ceiling.

BATHROOM Smooth ceiling, extractor fan, panelled bath with mixer tap and shower attachment, pedestal wash hand basin, close coupled WC, tiled walls, luxury vinyl flooring, heated towel rail. door to bedroom two and hall.

REAR GARDEN Laid to lawn with paved patio surround, gated side access, fencing to boundary.

GARDEN ROOM 15' 6" x 7' 7" (4.72m x 2.31m) Power and light, French doors, windows to front and side aspects.

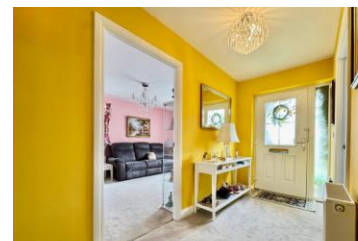
GARAGE 17' 2" x 9' (5.23m x 2.74m) Up and over door, double glazed door to side, power and light, eaves storage space.

FRONT Laid to lawn, flower and shrubs beds, paved driveway for up to four cars leading to side and EV charging point.





To view this property call Curtis O' Boyle Estate Agents on **01621 855558**



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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