



**Church
Hawes**
churchandhawes.com

Cobbins Grove, Burnham-on-Crouch , Essex CM0 8JP
O.I.E.O £675,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

This extremely well-presented four-bedroom detached family home is located within a private mews of just five individually designed and attractive properties, offering spacious and versatile accommodation throughout.

The property features a generous entrance hallway, cloakroom/WC, a large bright and airy lounge, second reception/dining room and an impressive open-plan refitted kitchen and breakfast room with adjoining utility. All rooms throughout the house are notably spacious, which is clearly reflected in the photography.

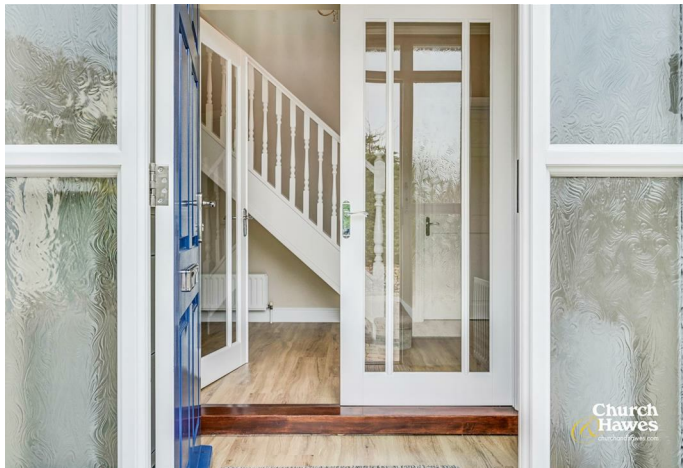
Upstairs, the gallery landing leads to four superb double bedrooms. The principal bedroom is particularly impressive in size and benefits from its own en-suite, while the remaining bedrooms are served by a well-appointed family bathroom.

Externally, the property boasts a beautiful private rear garden with a sunny aspect, providing plenty of space for relaxing and entertaining, surrounded by established landscaped borders.

An enclosed alleyway between the house and the double garage provides access via a courtesy door. The garage benefits from power, lighting, an electric door, and a staircase leading to a boarded loft storage area.

To the front, the driveway provides ample parking for multiple vehicles and extends to the side of the house, making it ideal for a caravan, camper, or boat. Viewing is strongly advised to avoid disappointment.

Energy Rating C.



FIRST FLOOR:

LANDING:

Two double glazed sash windows to front, radiator, access to loft space, built in storage cupboard, staircase down to ground floor, doors to:

BEDROOM 1: 19'6 x 11'7 (5.94m x 3.53m)

Triple aspect room with double glazed sash windows to both sides and rear, 2 radiators, 2 built in double wardrobes, door to:

EN-SUITE:

Obscure double glazed sash window to side, chrome heated towel rail, refitted 3 piece white suite comprising fully tiled shower with sliding glass door and screen, close coupled wc and wash hand basin set on vanity unit with storage cupboard below, tiled walls and floor, extractor fan.

BEDROOM 2: 14'8 x 9'5 (4.47m x 2.87m)

Double glazed sash window to rear, radiator, 2 built in double wardrobes.

BEDROOM 3: 12' x 10'11 (3.66m x 3.33m)

Double glazed sash window to rear, radiator, built in double wardrobe and further storage cupboard.

BEDROOM 4: 11'5 x 9'6 (3.48m x 2.90m)

Two double glazed sash windows to front, radiator.

FAMILY BATHROOM:

Obscure double glazed sash window to front, chrome heated towel rail, refitted 4 piece white suite comprising panelled bath with central mixer tap, fully tiled walk-in shower with glass door and screen, wash hand basin set on vanity unit with storage below and wc with concealed cistern, tiled walls and floor, extractor fan.

GROUND FLOOR:

ENTRANCE PORCH:

Wood panelled entrance door to front with obscure double glazed side light windows either side, wood effect floor, glazed double doors to:

ENTRANCE HALLWAY:

Double glazed sash window to front, radiator, staircase to first floor, wood effect floor, doors to:

LIVING ROOM: 21'2 x 14'8 (6.45m x 4.47m)

Dual aspect room with double glazed bay window to rear overlooking garden and double glazed sash window to front, radiator, fireplace with inset gas log burner and display mantle over.

SECOND RECEPTION/DINING ROOM: 13'11 x 13'9 (4.24m x 4.19m)

Double glazed sash window to rear, radiator, wood effect floor.

KITCHEN: 12'6 x 11'7 (3.81m x 3.53m)

Stunning refitted kitchen with double glazed sash window to side, radiator, extensive range of gloss fronted wall and base mounted storage units and drawers incorporating a pull out bin store, Quartz work surfaces with inset 1 ½ bowl stainless steel sink unit, built in 4-ring Siemens induction hob with extractor over, built in eye level double oven, integrated dishwasher, matching island unit with storage below, door to utility, wood effect floor, opening to:

BREAKFAST ROOM: 11'9 x 10'7 (3.58m x 3.23m)

Open plan from kitchen, triple aspect room with double glazed sash windows to side and rear and double glazed French style doors to other side opening to rear garden, radiator, continuation of wood effect floor.

UTILITY: 11' x 8'4 max (3.35m x 2.54m max)

Double glazed sash windows to side and rear, radiator, continuation of refitted gloss fronted wall and base mounted storage units and Quartz work surface with inset single bowl sink unit, integrated larder fridge and freezer, space and plumbing for washing machine and tumble dryer, continuation of wood effect floor, double glazed entrance door to front.

CLOAKROOM:

Small double glazed sash window to front, radiator, refitted 2 piece white suite comprising close coupled wc and wash hand basin set on vanity unit with storage cupboard below, part tiled walls, wood effect floor, extractor fan.

EXTERIOR:

Commencing with a paved patio seating area leading to remainder which is predominantly laid to lawn with an array of attractively planted beds and borders, further raised decked seating area to one corner, side access gate to one side of property leading to front while to the other side is a generously sized storage area, exterior cold water tap and further storage to rear of the garage, path to the side also offers a covered alley with gates either end, access into utility and personal door to:

DETACHED DOUBLE GARAGE: 17'9 x 17'8 (5.41m x 5.38m)

Electric up and over door to front, power and light connected, personal door to side, staircase to loft space which is fully boarded and offers potential for use as a hobby room, store area or even living accommodation (stpp).

FRONTAGE:

A generous sized block paved driveway providing off road parking for numerous vehicles to both the front and side of the property, mature established planted beds to borders, side access gate to rear garden.

TENURE & COUNCIL TAX BAND:

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

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 REGULATIONS & 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.



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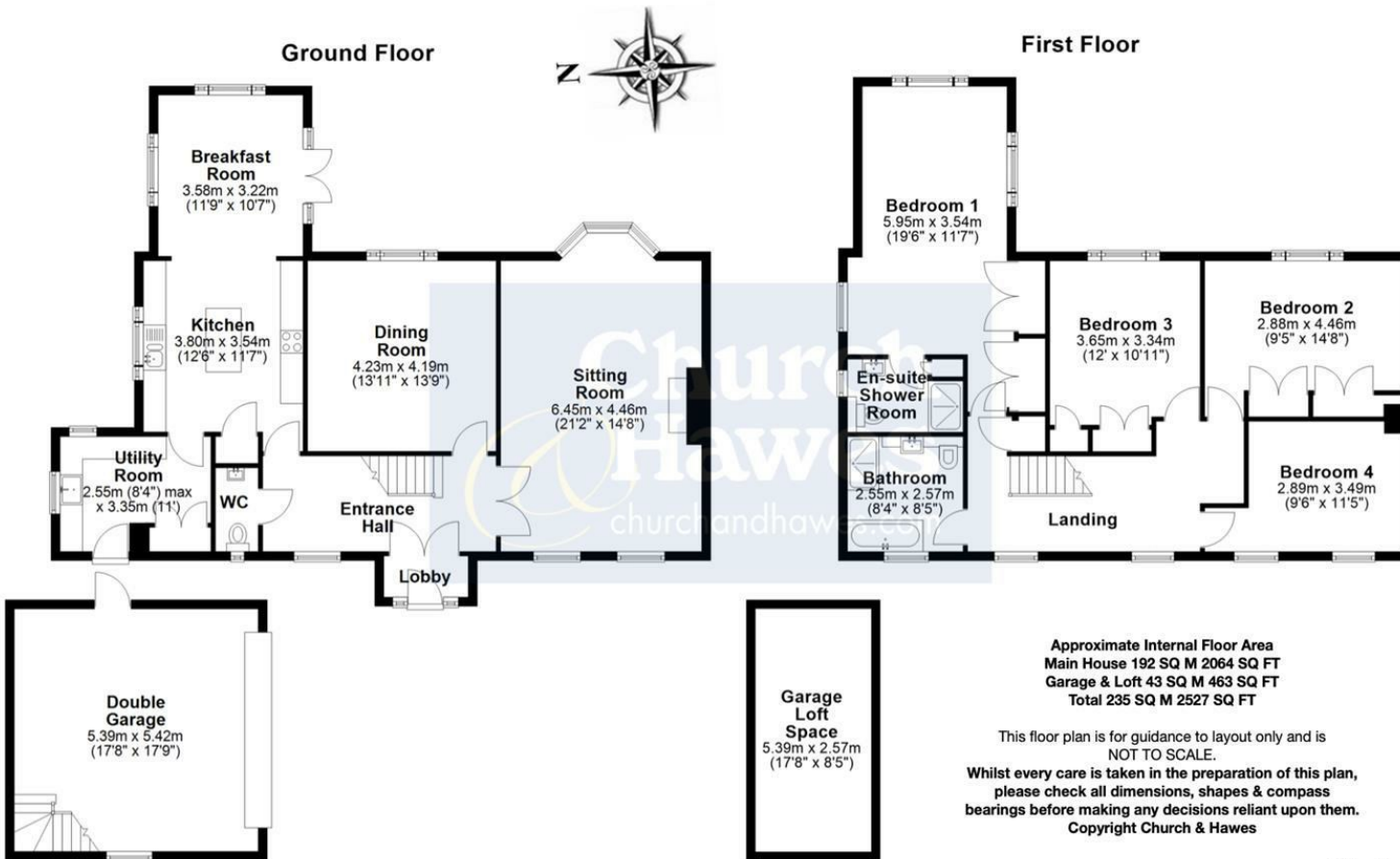


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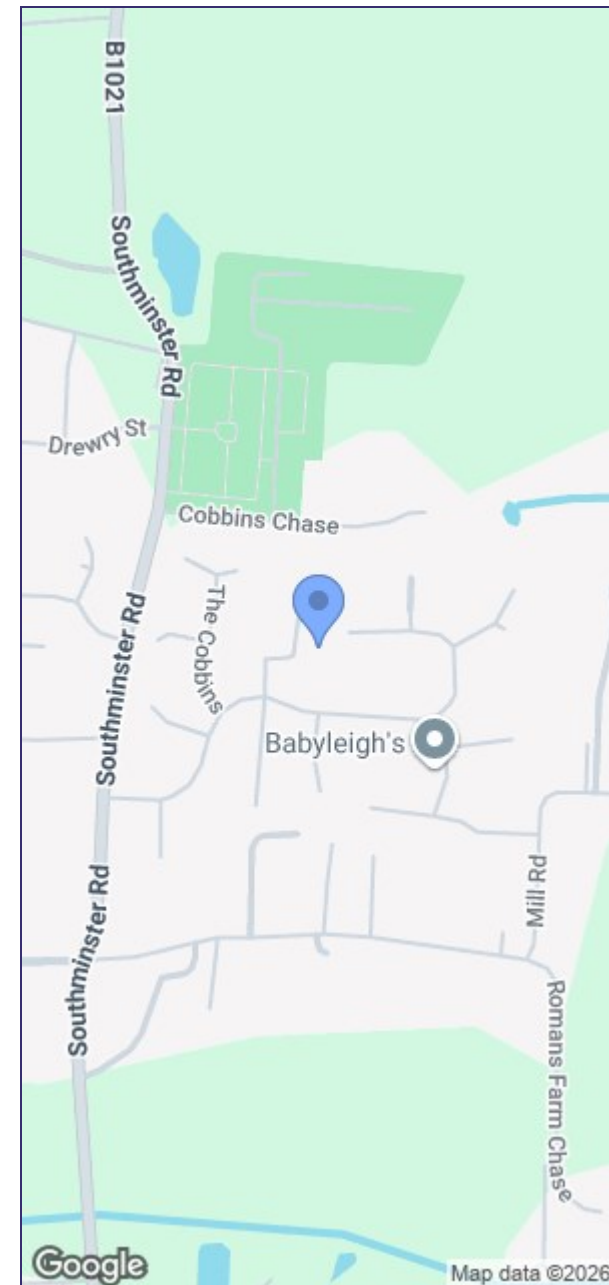




Approximate Internal Floor Area
 Main House 192 SQ M 2064 SQ FT
 Garage & Loft 43 SQ M 463 SQ FT
 Total 235 SQ M 2527 SQ FT

This floor plan is for guidance to layout 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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