

Orchard Close, Burnham-On-Crouch , CM0 8QA

Price £650,000

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

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BRAND NEW HIGHLY APPOINTED DETACHED BUNGALOW WITH BUILD WARRENTY!
Individually designed and constructed to a very high standard is this extremely spacious 2 double bedroom detached bungalow sitting centrally on a large plot. The eco friendly timber frame build includes a highly efficient air source heat pump fuelling the domestic hot water and under floor heating throughout the bungalow. Accommodation in full includes a generous entrance hallway leading to a master bedroom with en-suite, further guest bedroom, bathroom, living room with superb roof lantern and bi folding aluminium doors opening to the garden, large kitchen/diner/family room, separate utility room and garage with electric door.
The property is located on the fringes of Burnham on Crouch, in a beautiful semi rural location situated approximately 1 mile from Burnham's centre and train station. Energy Rating B.







ACCOMMODATION COMPRISES:

ENTRANCE HALLWAY: 15'9 x 5'10 (4.80m x 1.78m)
Part glazed composite entrance door to front with side light, doors to bedrooms and opens to:

LIVING ROOM: 26' x 18' (7.92m x 5.49m)
Aluminium bi-folding door leading to rear garden, double glazed window to front, engineered oak flooring, under floor heating, opening to kitchen.

BEDROOM 1: 15'2 x 13'3 (4.62m x 4.04m)
Double glazed window to front, engineered oak flooring, under floor heating, door to:

EN-SUITE: 6'11 x 3'9 (2.11m x 1.14m)
Obscure double glazed window to side, 3 piece suite comprising shower cubicle with fixed head and separate handheld head, hidden cistern WC, wash hand basin set on vanity storage unit, full tiled, shaver point, extractor fan.

BEDROOM 2: 14'10 x 11'7 (4.52m x 3.53m)
Double glazed window to front, engineered oak flooring with under floor heating.

BATHROOM: 8'4 x 6'11 (2.54m x 2.11m)
Obscure double glazed window to side, 4 piece suite comprising panelled bath, close coupled WC, pedestal wash hand basin and shower cubicle, fully tiled, shaver point, extractor fan.

KITCHEN/DINING/FAMILY ROOM: 37' x 12'5 (11.28m x 3.78m)
Double glazed double door opening to rear garden, 2 Velux windows to side, beautiful country kitchen comprising range of Shaker style wall and base mounted storage units, 1 ½ bowl stainless steel sink unit set in Quartz work surface, 5-ring induction hob, Bosch combination microwave/oven/grill, single fan oven, integrated fridge/freezer, wine cooler and dishwasher, inset downlights, engineered oak flooring, under floor heating, door to:

UTILITY ROOM: 12'10 x 6'7 (3.91m x 2.01m)
Fully glazed door to rear courtyard, double glazed window to front, continuation of Shaker style storage units, space and plumbing for washing machine and tumble dryer, 1 ½ bowl stainless steel sink unit set in Quartz work surface, built in storage cupboard housing under floor heating manifold and hot water cylinder.

EXTERIOR:

FRONTAGE:
An attractive frontage mainly laid to lawn with planted mixed shrubs to boundary, paved steps to front door and one side leading to gate to rear garden, path continues to other side leading to further gate to rear courtyard garden and to shingled driveway providing off road parking for two vehicles, access to:

GARAGE: 22'10 x 9'10 (6.96m x 3.00m)
Electric roller door to front, power and light connected, lined walls and ceiling.

REAR GARDEN:
A generous south facing rear garden commencing with a paved patio seating area, fenced to all boundaries.

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.

Some photographs may have been digitally enhanced using AI for illustrative purposes. These images are intended to help prospective purchasers visualise the property and should not be relied upon as an exact representation of its current appearance or condition. No structural alterations are intended to be depicted. Purchasers should satisfy themselves as to the property's condition and features during their viewing.

MONEY LAUNDERING REGULATIONS (AML) and FINANCIAL SANCTION REGULATIONS:

In accordance with UK Anti-Money Laundering regulations, Church & Hawes are legally required to verify the identity of all purchasers before a property transaction can proceed. Church & Hawes use an online digital identification verification and compliance platform to carry out these important checks on our/your behalf.

A verification fee payable in advance of £40 per person (including VAT) will apply.

These checks must be completed and successfully verified before we are able to progress with the purchase.

Buyers will also be required to complete an Anti Money Laundering Source/Proof of Funds & Buyer Story Questionnaire

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 a 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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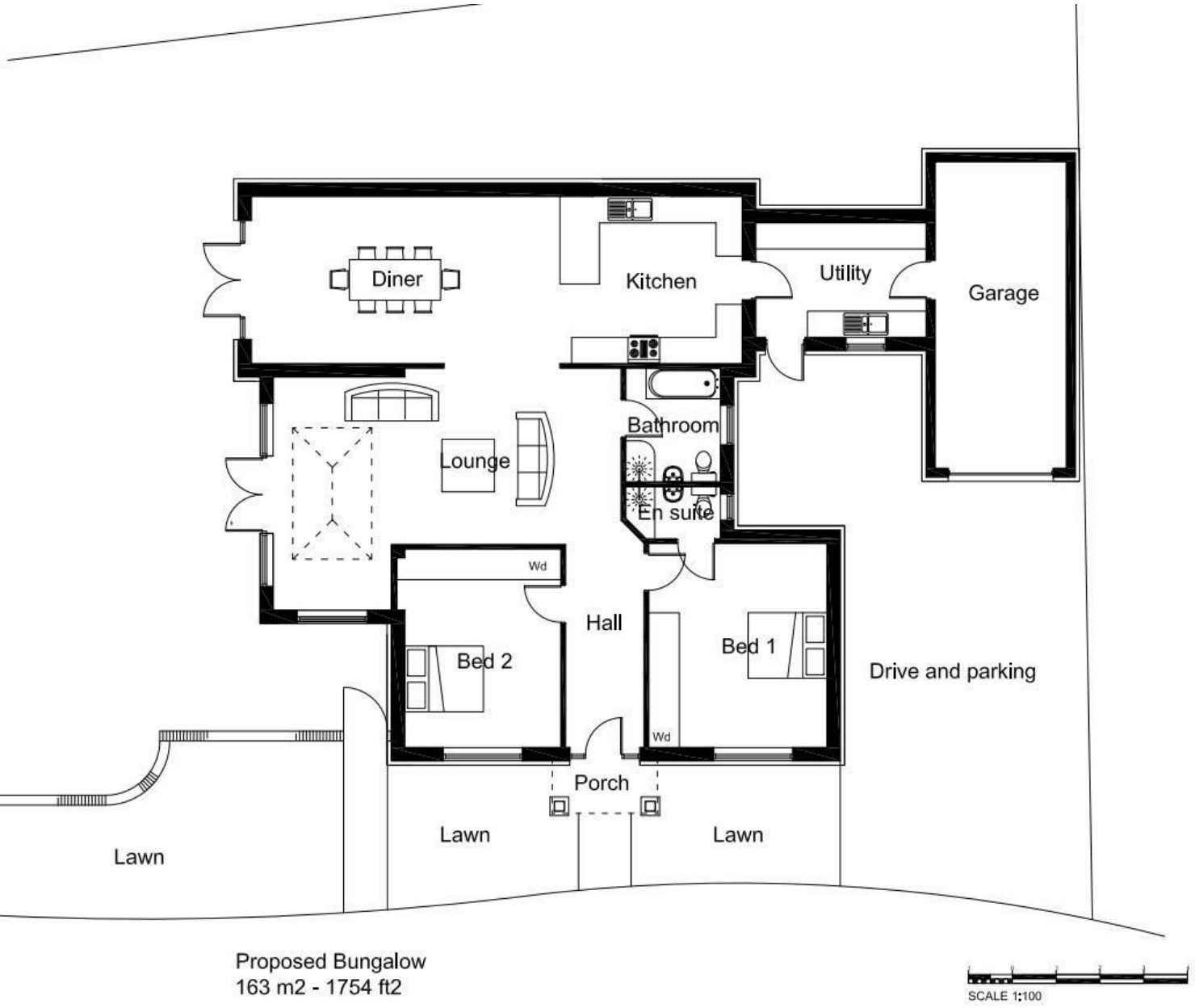
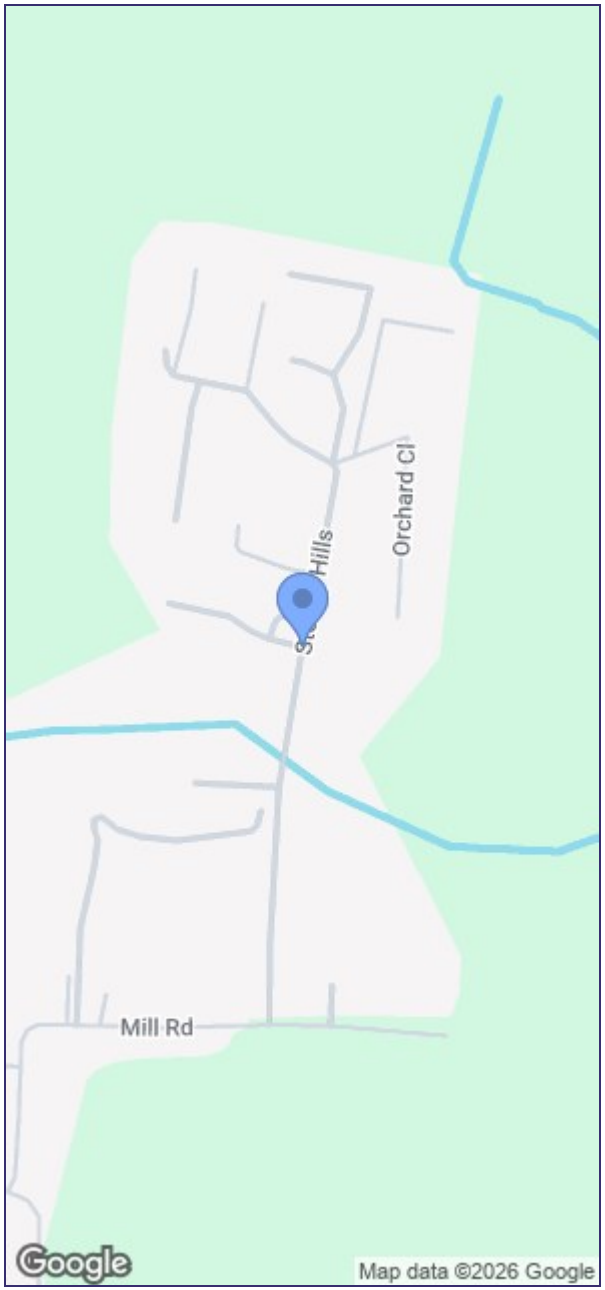

Diner
Kitchen
Utility
Garage
Bathroom
Lounge
En suite
Wd
Hall
Bed 2
Bed 1
Drive and parking
Wd
Porch
Lawn
Lawn
Lawn
Proposed Bungalow
163 m2 - 1754 ft2
SCALE 1:100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