

Ship Road, Burnham-On-Crouch CM0 8JX

£489,995

To view this property call

01621 734300

SJ WARREN

www.sjwarren.co.uk

The accommodation comprises

Situated in Ship Road, a prime location adjacent to Burnham's vibrant high street and picturesque riverfront, renowned for its sailing and water sports. The town offers an array of shops, restaurants, and yacht clubs, along with a rail link to London Liverpool Street Station.

An attractive yet very deceptive from first appearance four bedroom detached family home offering a wealth of versatile accommodation.
The ground floor predominantly features quality solid oak flooring throughout, commencing in the entrance hall. The accommodation includes a cloakroom/w/c, a superb family/dining room and entertaining room, a good size lounge, garden room with a lantern style roof, music room/study, kitchen and utility room.
The first floor features a principal bedroom with fitted wardrobes and access to a Jack and Jill bathroom.
The three remaining bedrooms include bedroom two, which also benefits from an en-suite shower room.
Externally, there is a wonderfully private South west facing garden, designed for relaxation, entertaining and outdoor enjoyment, with attractively and thoughtfully landscaped borders.
To the front a private driveway to the original garage, which has been partially converted. The retained section offers storage for bicycles etc, while the remainder has been incorporated into the utility room.

Storm porch
Storm entrance porch with electric down light to the main entrance door.

Entrance hallway
Double glazed entrance door and side screen window to the hallway, stairs to the first floor landing. Multiple built in storage cupboards and quality solid oak flooring and radiator.

Cloakroom/w/c
Tiled flooring, hand wash basin with splash back tiling, close coupled w/c, radiator and a double glazed window to the front.

Lounge
14'9 x 11'9
This is a lovely bright and airy room from the three double glazed bow windows, to the front, rear and side. Quality fitted solid oak Herringbone flooring, television point, built in storage cupboard, radiator and a feature acoustic slat part panelled wall.

Dining/family entertaining room
21'8 x 14'9
This is a superb room and certainly the hub of the home, whether for family gatherings, entertaining or relaxing by the open fireplace and cast iron wood burner with fitted bookcase to one side. The room once again has a continuation of the quality solid oak Herringbone effect flooring, three radiators and a double glazed window to the front. Modern style open plan living to the kitchen and garden room.

Garden room
17'2 x 8'9
You really are spoilt for choice with this property, with so many rooms to relax and enjoy. This addition to the property brings in bags of natural light from the large lantern style roof, and double glazed bi folding doors to the garden. Tiled flooring, television point, down lighting, radiator and double doors to the music/study room, door to the utility room and garage.

Music room/study
10'7 x 7'8
A totally versatile room, whether a music room, study or reception room of your choice. Tiled flooring, radiator, double glazed door to the side and a double glazed window to the rear.

Kitchen
12'3 x 7'10
The kitchen is two toned with the eye level units being rose pink with back tiling, matching grey base units and drawers, pull out larder and quality composite work surfaces over. Inset one and a half sink, inset gas hob with above extractor, Neff double built in fan ovens, plumbing for a dish washer and space for a fridge/freezer. The solid oak Herringbone flooring continues along with down lighting, radiator and a double glazed window and door to the rear.

Utility room
7'5 x 3'2
PLEASE NOTE we have mentioned this room has been converted from part of the existing garage. Tiled flooring, plumbing for washing machine and tumble dryer, double glazed window to the front and door to the remaining garage space.

Landing
Loft access (partially boarded) double glazed window to the front, radiator, linen cupboard with lagged water tank.

Bedroom one. Jack & Jill bathroom
14'9 x 11'9
Wood effect laminate flooring, his and hers fitted wardrobes to one wall and down lighting. Double glazed bow windows to the front, rear and side bringing in lots of natural light and radiator. This room has a Jack & Jill bathroom which also serves the other bedrooms, acting as an en-suite.
Panelled bath with taps and shower attachment, close coupled w/c, hand wash basin with marble surround and vanity cupboards below. Part wood panelled walls, down lighting, radiator with chrome heated towel rail and a double glazed bow window to the rear.

Bedroom two en-suite
15'4 x 9'2
Another good size double room with wood effect laminate flooring, down lighting and three single fitted wardrobes to one wall and shelving to one side. Double glazed window to the rear, radiator and door to the en-suite.
En-suite W/c with built in cistern and vanity surround incorporating the hand wash basin, walk in shower with glass door, expel air, radiator and double glazed window to the rear.

Bedroom three
12'3 x 7'3
Wood effect laminate flooring, three single fitted wardrobes to one wall, radiator and a double glazed window to the side.

Bedroom four
9'1 x 7'3
Double glazed window to the front and radiator.

Rear and front garden
south east facing
The private rear garden is South East facing and is set out to relax, entertain and maintain easily. Commencing with the main garden being laid to a block Pavia patio with extending paths to both sides. There are brick dwarf walled borders wrapping around the property, with an array of well kept shrubs, plants and flowers and to the immediate rear a wonderful mature wisteria. To one side there is a large pergola with climbing clematis and grape vine, storage space and double power sockets, the opposite side has a water tap a continuation of the well stocked borders and a wrought iron gate to the front garden. To the front there is more planting and a brick boundary wall and wrought iron gate on to Ship Road.

Private driveway to remaining garage space
The property has its own private driveway to the remaining garage space.

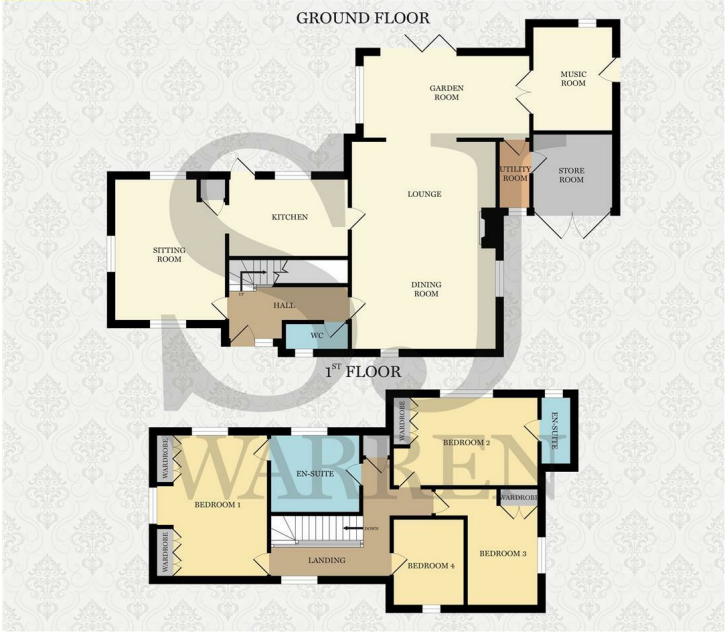
Remaining garage space/storage
8'4 x 7'9
PLEASE NOTE we have mentioned part of the existing garage has been converted into the utility room. The remaining area offers space for bicycles, sailing wet gear and storage.





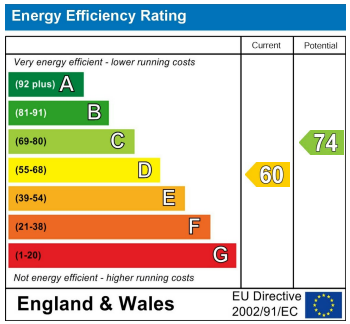


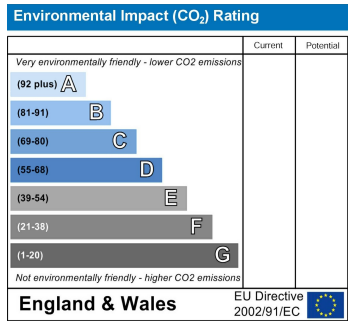
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