

Drewry Street, Burnham-on-Crouch

CMO 8RT

CURTIS O'BOYLE

Sales & Lettings





Drewry Street, Burnham-on-Crouch CMO 8RT

£580,000

Situated on the fringes of Burnham-on-Crouch while still offering easy access to the high street, shops, restaurants, yacht clubs and railway station, this spacious and extremely well-presented four-bedroom detached family home was built by Matthew Homes and benefits from approximately six years remaining on the NHBC warranty.

The ground floor features a generous entrance hallway, cloakroom/WC, separate dining/reception room, a large living room, and an impressive kitchen/family room, complemented by a separate utility room.

To the first floor is a landing leading to four double bedrooms. The principal bedroom enjoys an en-suite shower room, a second bedroom also has its own en-suite facilities, and there is a modern family bathroom serving the remaining bedrooms.

Externally, the property offers a private rear garden of good size with ample patio and entertaining space. To the front is a lawned garden with planted borders, together with a private driveway providing parking for multiple vehicles and access to a detached garage. The current owners have added a gym/garden room to the rear of the garage, providing a versatile additional space.

ENTRANCE HALL Obscure double glazed entrance door and side panel, smooth ceiling, understairs cupboard, wood effect laminated flooring, radiator, stairs to first floor.

WC Smooth ceiling, extractor fan, radiator, pedestal wash hand basin, close coupled WC, tiled splashbacks, tiled floor.

KITCHEN/FAMILY ROOM 24' 5" x 5' 10" (7.44m x 1.78m) Double glazed window to front aspect with fitted shutters, double glazed window to side aspect, double glazed French doors to rear garden, smooth ceiling with inset downlighters, two radiators, range of fitted base and wall units, wall mounted gas boiler concealed in matching cupboard, one and a quarter bowl stainless steel sink with mixer tap inset into worktops, built in electric double oven and grill, four ring gas hob with stainless splashback and hood above, integrated dishwasher and fridge/freezer, tiled floor.

UTILITY ROOM 5' 10" x 5' 10" (1.78m x 1.78m) Double glazed window to rear aspect, radiator, smooth ceiling, stainless steel sink unit with mixer tap inset into worktop, integrated washing machine, extractor.

DINING ROOM 14' 4" x 10' 10" (4.37m x 3.3m) Double glazed window to front aspect with fitted shutters, smooth ceiling, radiator, wood effect laminated flooring,

LIVING ROOM 19' 2" x 14' 4" (5.84m x 4.37m) > 12' 10" (3.91m) Double glazed French doors to rear garden, two double glazed windows to side aspect, two radiators, smooth ceiling.

FIRST FLOOR LANDING Smooth ceiling, loft access, radiator, airing cupboard,

BEDROOM ONE 13' x 12' 7" (3.96m x 3.84m) + recess. Double glazed window to rear aspect, radiator, smooth ceiling, fitted wardrobes with mirrored sliding doors.

ENSUITE 8' 5" x 5' (2.57m x 1.52m) Obscure double glazed window to side aspect, heated towel rail, smooth ceiling with inset downlighters, tiled shower cubicle, pedestal wash hand basin, close coupled WC, part tiled walls, tiled floor, extractor, electric shaver point.

BEDROOM TWO 16' 8" x 10' 6" (5.08m x 3.2m) Double glazed window to front aspect with fitted shutters, radiator, smooth ceiling, fitted wardrobes with mirrored sliding doors.

ENSUITE 8' 5" x 5' (2.57m x 1.52m) Heated towel rail, smooth ceiling with inset downlighters, tiled shower cubicle, pedestal wash hand basin, close coupled WC, part tiled walls, tiled floor, extractor, electric shaver point.

BEDROOM THREE 10' 8" x 10' 5" (3.25m x 3.18m) + wardrobe space. Double glazed window to front aspect with fitted shutters, smooth ceiling, radiator.

BEDROOM FOUR 11' 8" x 9' 9" (3.56m x 2.97m) max. Double glazed window to rear aspect, radiator, smooth ceiling.

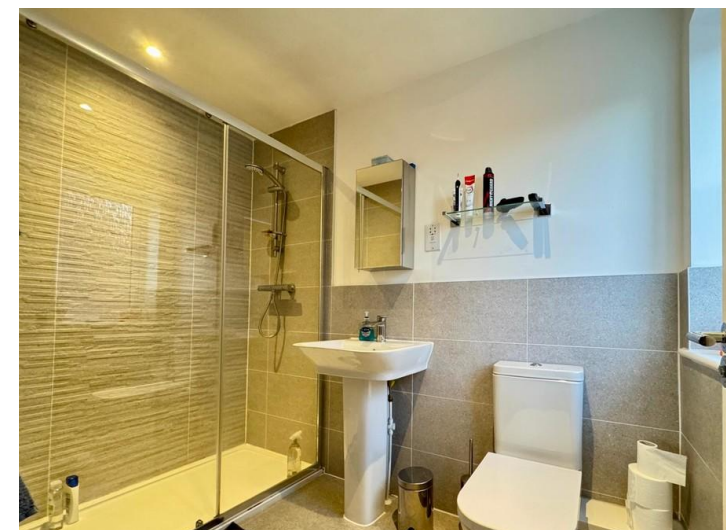
BATHROOM 7' x 6' 5" (2.13m x 1.96m) Obscure double glazed window to rear aspect, heated towel rail, smooth ceiling with inset downlighters, extractor, panelled bath with mixer tap and shower attachment, close coupled WC, pedestal wash hand basin, part tiled walls, tiled floor, electric shaver point.

REAR GARDEN 43' x 38' (13m x 12m) Approx. Paved patio area, remainder mostly laid to lawn, panelled fencing, gated side access.

GYM/HOME OFFICE 11' 4" x 8' 1" (3.45m x 2.46m) Double glazed French doors, smooth ceiling with inset downlighters, wood effect laminated flooring, power and light, attached store.

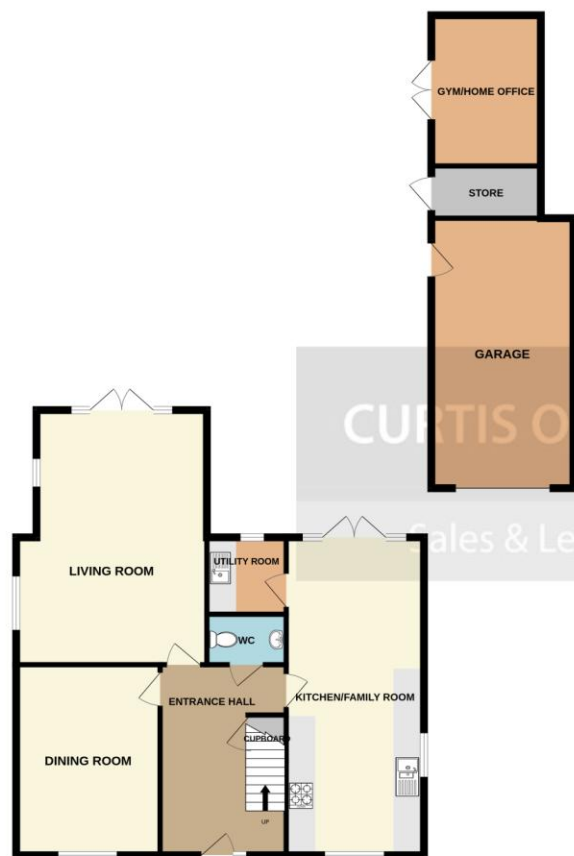
GARAGE 20' 4" x 10' 8" (6.2m x 3.25m) Electric roll up door, power and light, eaves storage, double glazed door to rear garden

FRONT Driveway for three cars, paved path through lawned area.



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

GROUND FLOOR



1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	87 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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