



GUIDE PRICE £800,000 - £850,000. Bear Estate Agents are understandably thrilled to bring to the market this luxurious and remarkably rural FOUR bedroom DETACHED house sat on a 0.75 approx. acre plot! Trusses Road is situated in the beating heart of Bradwell-on-Sea, a semi-rural village in the east of Essex which overlooks the River Blackwater! The village is renowned for its blend of natural beauty and historical interest whilst providing a quiet lifestyle for those looking to escape into the countryside.

- Approx. 0.75 Acre Plot
- Dining Room (11'11 x 15'9)
- Utility Room (15'8 x 11'3)
- Bedroom 1 (24'6 x 13'10)
- Bedroom 2 (15'8 x 12'10 max) into bay window
- Lounge (24'0 x 13'10)
- Kitchen (11'11 x 15'7)
- Conservatory (20'4 x 10'4)
- Four Piece En-Suite
- GUIDE PRICE £800,000 - £850,000

## Trusses Road

Bradwell-On-Sea

**£800,000**

Guide Price



# Trusses Road



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## About Bradwell-on-Sea

**St. Thomas' Church:** The historic St. Thomas' Church in the village is a landmark, dating back to the medieval period. It's notable for its unique architecture and historical significance, drawing visitors who are interested in heritage and local history.

**Bradwell's Roman History:** The village area has been settled since Roman times. Archaeological finds, including the discovery of Roman artifacts and structures, suggest that the area was once an important settlement. The village is near the site of Othona Roman Fort, which was a key Roman military and trading post.

**Nature and Wildlife:** Bradwell-on-Sea is surrounded by natural beauty, with the Essex coastline and countryside offering a mix of marshland, birdwatching, and outdoor activities. The area is part of the Essex Coast and attracts visitors who enjoy its rural charm and proximity to nature reserves.

**Coastal Views:** The village offers stunning views across the Blackwater Estuary, a popular spot for walkers and nature enthusiasts, and has some quiet, scenic beaches.

## Entrance Hall (11'11 x 18'3)

The welcoming entrance hall immediately sets the tone for the home. This spacious, bright and airy room hosts the stairs, and large under-stairs storage cupboard and adjoins five of the ground floor rooms.

## Lounge (24'0 x 13'10)

The lounge is a fantastic space, running from the front to the back of the home with five total windows facing south, west and north which flood the room with natural light throughout the day. There are French doors that lead out to an undercover outdoor sitting area, gorgeous in the spring, summer and autumn months.

## Dining Room (11'11 x 15'9)

This traditional dining room gives space for a large dining table without compromising the integrating of other reception rooms. The room can be accessed from the entrance hall, lounge and kitchen and also has two sets of French doors which lead out to the expansive patio.

## Kitchen (11'11 x 15'7)

The kitchen sits at the heart of the home and has been massively altered by the current owners. There is an abundance of cupboard and surface space as well as integrated appliances, including a tall fridge/freezer, a low level freezer, induction hob and extractor fan, microwave, dishwasher, washing machine and two wine coolers!. There is an island which sits central to the room and acts as a social table or simply more room for preparing food. This island boasts a phone charging pad which can be used wired or wirelessly.

## Utility Room (15'8 x 11'3)

To refer to this as a utility room is an understatement as it is larger than most kitchens! This truly feels like a continuation of the kitchen, sat open plan and boasting more surface and cupboard space as well as another sink! There is also a large storage cupboard located in this room and a further door into the rear garden.

## Conservatory (20'4 x 10'4)

This conservatory is a stunning addition and has changed the feel of the home in its entirety. The kitchen is now flooded with light through the day and now offers fantastic views through the conservatory into the rear garden. Because the conservatory is open plan with the kitchen, it is a totally usable space which shares the heat of the home. The current owners use this as another seating area!

## Office / Bedroom 4 (11'1 x 12'11) max

The office is situated at the front of the home and boasts ample space for a large desk and office chair. Whilst the current owners use this room as an office, it could also be as a fourth double bedroom, play-room or another reception room. The property is fully alarmed and fit with CCTV with the alarm panel located in this room.

## Ground Floor WC

## Bedroom 1 (24'6 x 13'10)

The master bedroom is spectacular running from the front to back in the same footprint as the lounge. There are fitted wardrobes across the length of one of the walls and enough space for a king size bed, as well as a coffee table and chairs! Furthermore, there are French doors that leads to a delightful balcony which overlooks the rear garden.

## Balcony

## Four Piece En-Suite

Comprised of walk-in shower, separate bath, toilet and sink.

## Bedroom 2 (15'8 x 12'10 max) into bay window

## Three Piece En-Suite

Comprised of walk-in shower, toilet and sink.

## Bedroom 3 (12'0 x 10'5) into bay window

## Family Bathroom

Comprised of walk-in shower, toilet and sink.

## Garage (16'6 x 17'5)

The garage is enormous and boasts a door for access from the rear garden as well as an electronic garage door.

## Outdoor Storage Area (7'7 x 7'4)

The storage areas hosts the boiler which is 2 years old and has a 15 year parts and labour warranty!



# Floor Plan



# Area Map



# Viewing

Please contact our Wickford Office on 01268 330044 if you wish to arrange a viewing appointment for this property or require further information.

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# Energy Efficiency Graph

