



**Church
Hawes**
churchandhawes.com

Lime Way, Burnham-On-Crouch , CM0 8RH
Price £440,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Set within a peaceful cul-de-sac on one of Burnham's most desirable developments, this exceptional detached bungalow has been thoughtfully renovated, extended and impeccably styled to create a stunning contemporary home just moments from the historic High Street and a wealth of local amenities, including the railway station, boutique shops, pubs, post office and doctors surgery. Beautifully presented throughout, the property offers sophisticated open-plan living centred around an impressive vaulted living/dining/kitchen space designed for modern lifestyles. The bespoke kitchen features integrated appliances, elegant Quartz work surfaces and striking bifold doors opening seamlessly onto the rear garden, flooding the space with natural light and creating the perfect indoor-outdoor connection. Further accommodation includes two generous double bedrooms, with the principal bedroom benefitting from an extensive range of fitted wardrobes and bespoke dresser units, alongside a stylishly refitted contemporary shower room. Underfloor heating and new double glazing throughout further enhance the comfort and efficiency of this remarkable home. Externally, the landscaped rear garden has been designed for ease of maintenance while providing an attractive and private setting. A superb detached garden room with adjoining WC offers excellent versatility, ideal as a home office, gym or creative studio. To the front, an impressive block-paved driveway provides extensive off-road parking and access to the garage, complete with electric roller door. With vaulted ceilings throughout creating a wonderful sense of space and light, this truly outstanding home delivers both luxury and practicality in equal measure. Early viewing is highly recommended to fully appreciate the quality and lifestyle on offer. Energy Rating D.



ACCOMMODATION COMPRISES:

ENTRANCE HALLWAY:

BEDROOM: 13'1 x 10'11 (3.99m x 3.33m)

BEDROOM: 8'7 x 8'3 (2.62m x 2.51m)

SHOWER ROOM:

OPEN PLAN KITCHEN/LIVING AREA: 23'3 x 19'6 (7.09m x 5.94m)

EXTERIOR:

FRONTAGE:

Block paved frontage providing off road parking and access to:

GARAGE: 13'1 x 7'5 (3.99m x 2.26m)

GARDEN ROOM: 11'7 x 11'3 (3.53m x 3.43m)

REAR GARDEN:

Unoverlooked landscaped rear garden.

TENURE & COUNCIL TAX BAND:

The property is being sold freehold and is Tax Band D.

AGENTS NOTES:

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: 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.

BURNHAM-ON-CROUCH:

Burnham-on-Crouch is a picturesque town on the banks of the River Crouch, a renown yachting and sailing centre hosting the famous 'Burnham Week' at the end of August. The town has a population of a little over 9,500 and is the principal settlement in the Dengie peninsula. Consequently it boasts many amenities that are uncommon in small towns including two primary schools and an academy secondary school, independent cinema, Burnham yacht harbour/marina, several boatyards, three yacht clubs (including the Royal Corinthian & Royal Burnham), two supermarkets and numerous individual shops, public houses and restaurants. There is a railway station on the Southminster branch line with direct commuter trains into London Liverpool Street (at peak times). The Burnham-on-Crouch Golf Club, founded in 1923, is situated in Creeksea on the outskirts of Burnham and enjoys breathtaking views over the Crouch Valley and River Crouch.



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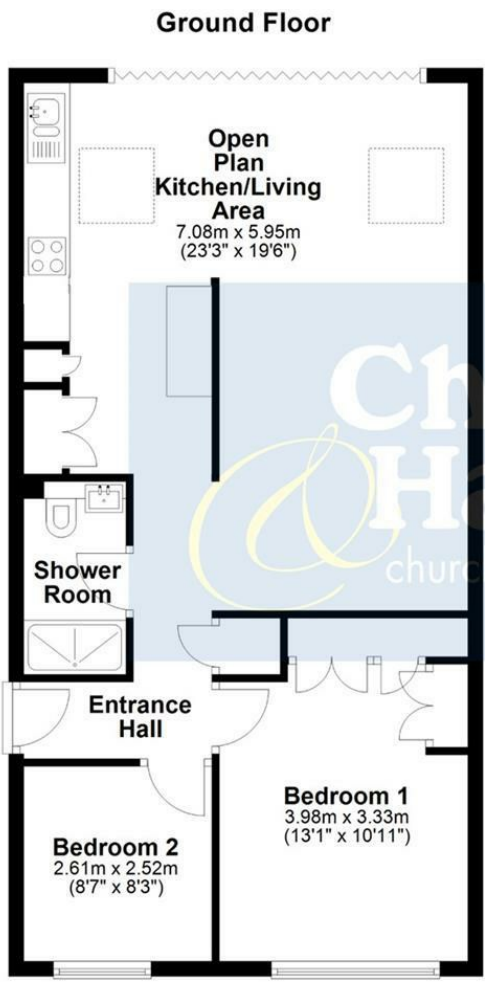


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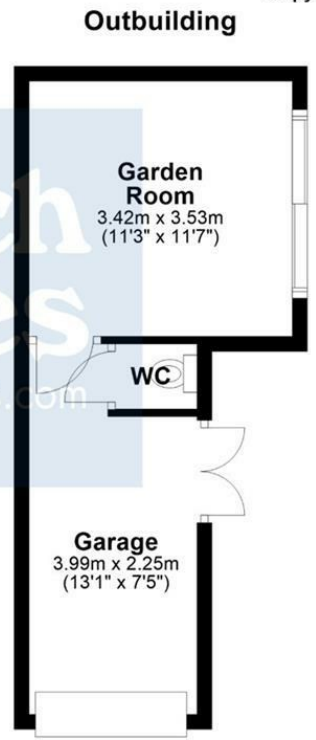




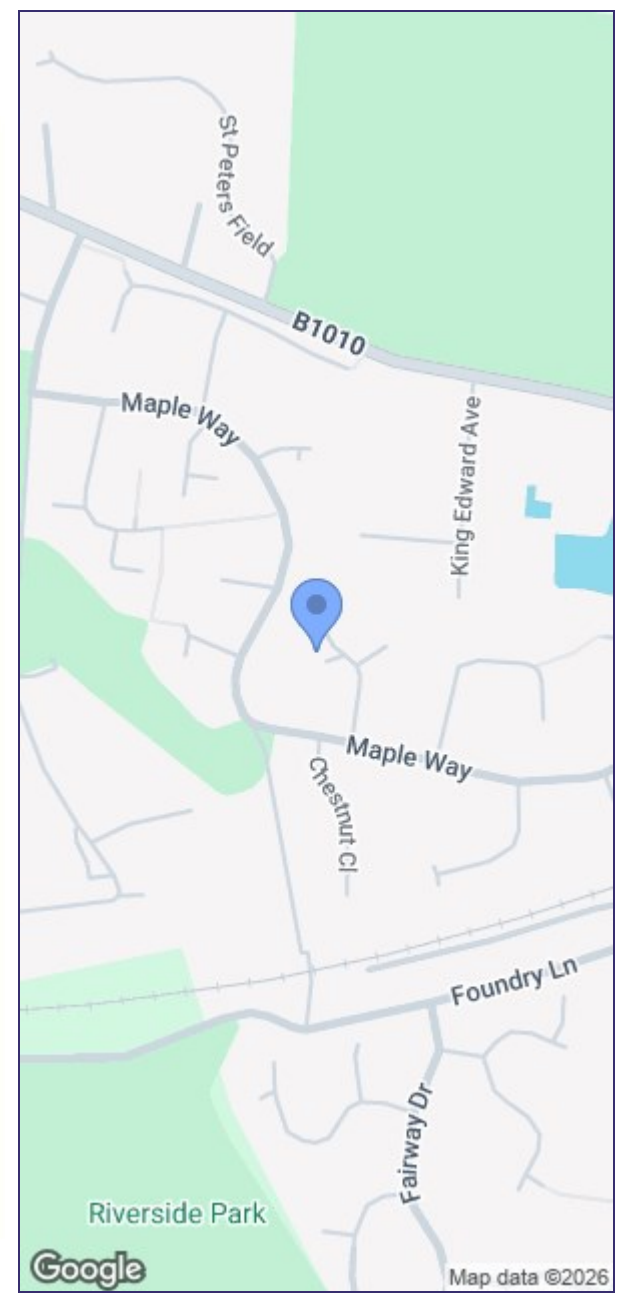
APPROX INTERNAL FLOOR AREA
MAIN HOUSE 70 SQ M 754 SQ FT
OUTBUILDING 23 SQ M 252 SQ FT
TOTAL 93 SQ M 1006 SQ FT

This plan is for layout guidance 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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