

Benson Close, Burnham-On-Crouch CM0 8GP

£585,000

To view this property call

01621 734300

SJ WARREN

www.sjwarren.co.uk

The accommodation comprises

Located on the Corinthian Place David Wilson Homes Development, which is on the fringes of Burnham On Crouch but still offers easy access to the high street.
The vibrant high street offers an array of shops, restaurants, public houses and yacht clubs facing the beautiful esplanade and River Crouch renown for its sailing and water sports.
For your commuting needs the railway station is has a link to London Liverpool Street with a travel time of approximately one hour and five minutes.

This spacious four bedroom detached family home is offered with approximately five years NHBC guarantee remaining.
The ground floor has a good size hallway with storage, cloakroom/w/c, large lounge, spacious kitchen/dining room, utility room and a good size study.
The first floor offers four double bedrooms with the principal bedroom having an en-suite and a family bathroom.
Externally the property offers a private rear garden very nicely laid out with a water front and rear water irrigation system.
Plenty of parking to the front of the detached double garage which has power and light, additionally to the side of the house is a further parking space and additional garden, PLEASE REFER TO THE AGENTS NOTE.

Entrance hallway
Entrance door to a tiled hallway with Hive wall mounted control for the heating, plenty of storage with a good size double cloaks cupboard. Wall mounted security alarm keypad, radiator and stairs to the first floor landing.

Cloakroom/w/c
Tiled flooring continuing from the hallway, close coupled w/c, hand wash basin with double vanity cupboards below, radiator and a double glazed window to the side.

Kitchen/dining room
19'9 x 13'4
An excellent size room with the kitchen having a range of white eye level units, matching base units and drawers with wood effect work surfaces over, integrated fridge/freezer and dish washer. Inset stainless steel gas hob five rings including a wok burner, glass splash back and above extractor, built in fan oven, space for a fridge/freezer and a one and a half inset stainless steel sink. Tiled flooring running throughout this and the utility room from the hallway, down lighting, double glazed French doors and side screen windows to the rear garden.
The dining area offers plenty of space for a good size family table and chairs, double glazed bay window to the front and radiator.

Utility room 6'5 x 5'3
The tiled flooring continues from the kitchen and there are matching white eye level and base units with wood effect work tops over. Plumbing for a washing machine and tumble dryer, expel air, radiator and double glazed door to the rear garden.

Lounge
16'5 x 12'2
A generous bright and airy room with to one side double glazed French doors and side screen windows to the garden with inset blinds. Double glazed windows to the opposite side and rear, two radiators and television point.

Study
9'3 x 9'2
Wood effect laminate flooring, double glazed window to the front and radiator.

Landing
Linen cupboard with pressurised water tank, loft access and radiator.

Principal bedroom
17'4" x 12'1"
Principle bedroom, double glazed window to front and rear allowing lots of natural light. fitted wardrobes and radiator..

En -suite
tiled flooring, close coupled w/c, walk in shower cubicle, part tiled walls. Down lighting, radiator, expel air and a double glazed window to the side.

Bedroom two
11'3 x 10'9
All the bedrooms are good size double rooms, double glazed window to the front and radiator.

Bedroom three
14'5 x 9'5
Double glazed windows to the front and side, single built in cupboard/wardrobe and radiator.

Bedroom four
11'4 x 9'10
Double glazed window to the rear, recess for wardrobes and radiator.

Bathroom
Panelled bath, close coupled w/c, hand wash basin with double vanity cupboards below, walk in shower. Part tiled walls, expel air, white heated towel rail and a double glazed window to the side.

Rear garden
The rear rear garden is nice and private and has been thoughtfully landscaped with an array of plants and shrubs, surrounding a neatly laid lawn. The garden has the benefit of a fitted water irrigation system that also runs to the front garden. There is a good size patio/entertaining area, water tap, double power sockets, close board fenced boundaries and aside gate to the drive and double garage.

Front garden
The front garden is neatly laid to lawn split by a center path to the front door and hedging below the windows.

Drive to detached double garage.
The property has its own double driveway for multiple vehicles to a detached double garage. The garage has dual up and over doors, power and light.

Additional parking and garden
AGENTS NOTE please note the vendor has advised that their title deeds showed the lawn and planting are to the side of their fence is clearly defined as owned by the property.
The boundary was positioned as seen by the developer but is legally owned by the current vendors.
Additionally to the front of this parcel of garden is a further and very useful parking space.







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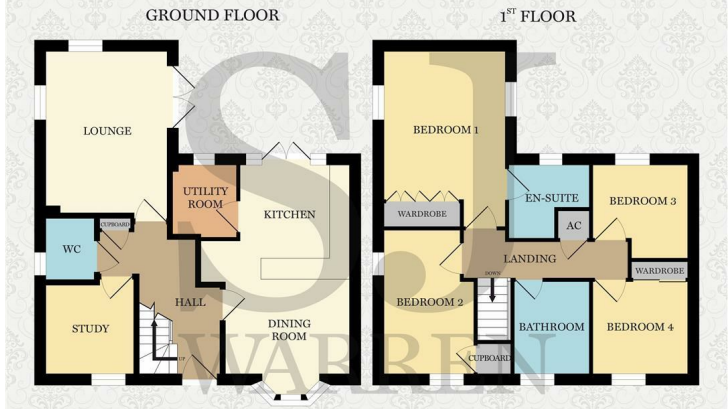

Consumer Protection from Unfair Trading Regulations 2008.

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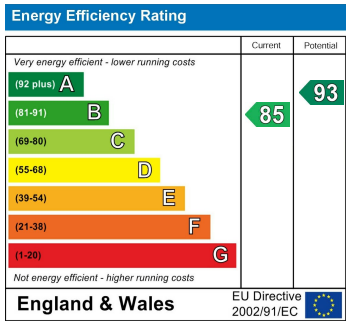

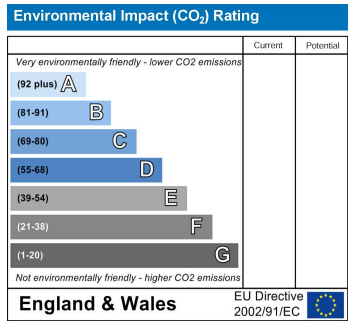

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