

Spinnaker Drive, Heybridge Basin , Essex CM9 4UG
Price £575,000

Church & Hawes
Est.1977
Estate Agents, Valuers, Letting & Management Agents

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Nestled in the sought-after waterside village of Heybridge Basin, this impressive four-bedroom detached family home on Spinnaker Drive offers a wonderful blend of comfort and scenic beauty. The property boasts two generous reception rooms, ideal for family gatherings and entertaining guests.
The highlight of this residence is undoubtedly THE BALCONY PROVIDING IMPRESSIVE VIEWS TO THE REAR ASPECT OVER THE RIVER allowing you to enjoy the tranquil surroundings. With en-suite facilities serving the principal bedroom plus family bathroom & ground floor cloakroom/w.c this home ensures convenience for modern day family living.
Externally the rear garden, measures approx 55' depth x 50' width, offers ample space for outdoor activities & gardening. Additionally, the property features a DOUBLE GARAGE plus driveway providing off road parking. This delightful home is ideal for families seeking a lifestyle change in a charming village setting with picturesque walks close by. Don't miss the opportunity to make this beautiful property your own.
Council Tax Band E. EPC Rating D.







Master Bedroom 11'7 x 10'9 (3.53m x 3.28m)
Radiator, sliding patio door to balcony offering impressive views to the rear aspect over the River.

Balcony 10'10 x 8'6 (3.30m x 2.59m)
With views over the garden & distant vies over the River Blackwater.

En-Suite
Obscure double glazed window to rear, radiator, low level w.c, wash hand basin with mixer tap, tiled shower cubicle & wall mounted shower unit.

Bedroom 2 11'6 x 8'3 (3.51m x 2.51m)
Double glazed window to front, radiator.

Bedroom 3 10'6 x 8'8 (3.20m x 2.64m)
Double glazed window to front, radiator.

Bedroom 4 8'9 x 7'11 (2.67m x 2.41m)
Double glazed window to rear, radiator.

Bathroom
Obscure double glazed window to side, radiator, low level w.c, wash hand basin with mixer tap, panelled bath with mixer tap & shower attachment, tiled to bath area, tiled floor.

Landing
Double glazed window to front, radiator, access to loft space, airing cupboard, stairs leading down to:

Entrance Hallway
Entrance door, radiator, doors to:

Living Room 20'1 x 11'2 (6.12m x 3.40m)
French doors to garden, two radiators, coved to ceiling.

Dining Room 11'9 x 8'8 (3.58m x 2.64m)
Double glazed window to front, radiator, coved to ceiling.

Cloakroom/W.C
Obscure double glazed window to side, radiator, low level w.c, wash hand basin with mixer tap, tiled floor.

Kitchen/Breakfast Room 15'7 x 12'3 (4.75m x 3.73m)
Double glazed window to rear & door to garden, radiator, four ring hob, extractor hood, built in Bosch oven, space for fridge & freezer, space for washing machine, space for dishwasher, fitted base and wall mounted units, wall mounted boiler.

Rear Garden approx 50' width x 55' depth (approx 15.24m width x 16.76m depth)
Commencing with patio area, outside tap, mainly laid to lawn, personal door to:

Double Garage
Power & light connected.

Frontage
Double width driveway providing off road parking & lawned front garden.

Agents Note, Money Laundering & Referrals
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.

Some photographs may have been digitally enhanced using AI for illustrative purposes. These images are intended to help prospective purchasers visualise the property and should not be relied upon as an exact representation of its current appearance or condition. No structural alterations are intended to be depicted. Purchasers should satisfy themselves as to the property's condition and features during their viewing.

MONEY LAUNDERING REGULATIONS (AML) and FINANCIAL SANCTION REGULATIONS:

In accordance with UK Anti-Money Laundering regulations, Church & Hawes are legally required to verify the identity of all purchasers before a property transaction can proceed. Church & Hawes use an online digital identification verification and compliance platform to carry out these important checks on our/your behalf.

A verification fee payable in advance of £40 per purchaser (including VAT) will apply.

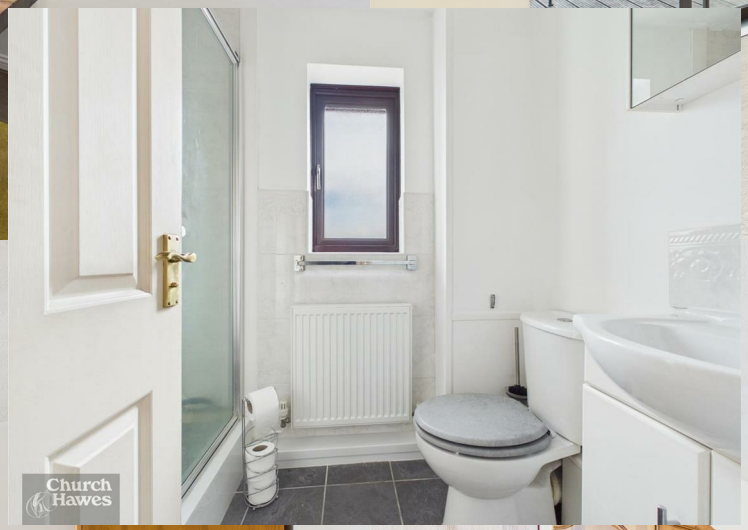
These checks must be completed and successfully verified before we are able to progress with the purchase.

Buyers will also be required to complete an Anti Money Laundering Source/Proof of Funds & Buyer Story Questionnaire

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 a 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.


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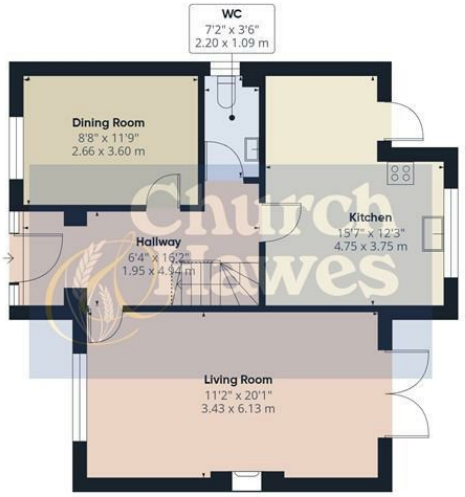

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Floor 0



Floor 1

Approximate total area(1)

1172 ft²

108.9 m²

Balconies and terraces

91 ft²

8.5 m²

Reduced headroom

8 ft²

0.7 m²

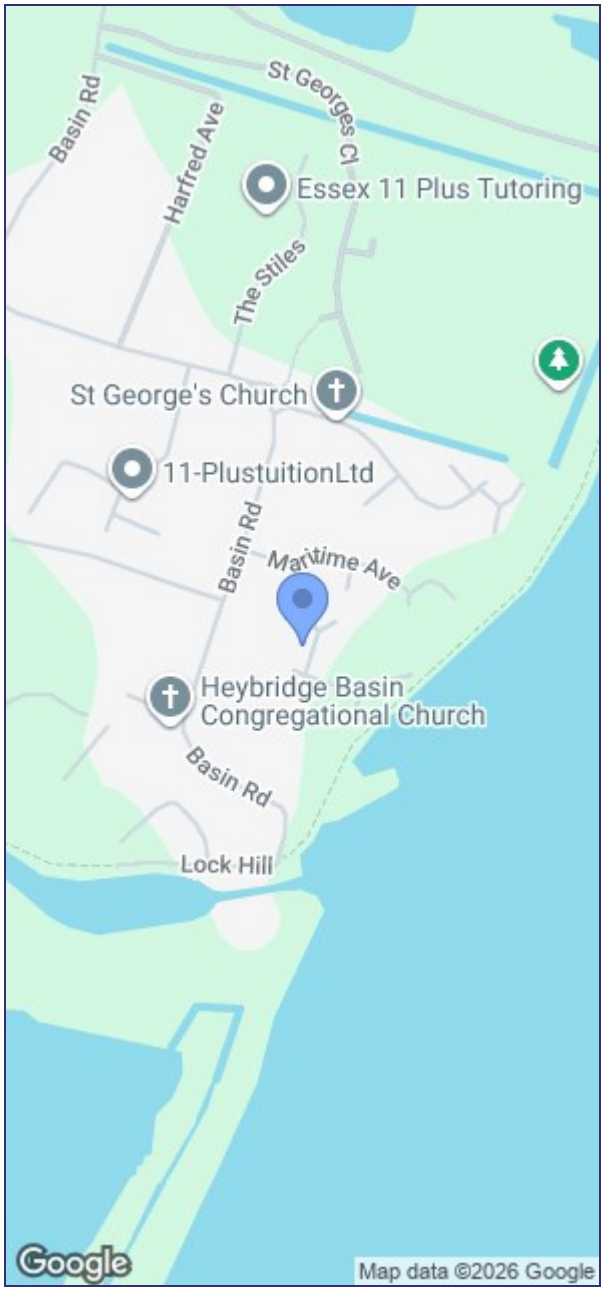
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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