



CURTIS O'BOYLE

Sales & Lettings

Plane Tree Close, Burnham-on-Crouch

CM0 8RQ

£560,000



Situated at the end of a quiet cul-de-sac, this four bedroom detached family home occupies a good size plot adjacent to a large pond, with the added convenience of being within walking distance of Burnham-on-Crouch railway station and local amenities.

The property benefits from a particularly generous frontage, providing a driveway for approximately four cars, a double garage and additional space offering potential for further parking or possible extension, subject to the necessary consents.

The accommodation includes a spacious entrance hall, living room, study and dining area opening off the fitted kitchen, with utility space to one end and a ground floor WC. The first floor provides four bedrooms, an ensuite shower room to the main bedroom and a family bathroom, approached via a spacious landing.

Outside, the approximately 48ft rear garden has no buildings to the side, adding to the feeling of space around the property. Double glazing and gas central heating are also provided.

ENTRANCE HALL Double glazed entrance door, covered to smooth ceiling, tiled floor, radiator, built in cupboard, understairs cupboard, stairs to first floor.

LIVING ROOM 17' 5" x 11' 3" (5.31m x 3.43m) Two double glazed windows to side aspect, double glazed windows and French doors to rear aspect leading onto conservatory, radiator, covered to smooth ceiling.

STUDY 9' 1" x 8' 8" (2.77m x 2.64m) Double glazed window to front aspect, radiator, double glazed door to side aspect.

CONSERVATORY 18' 7" x 9' 1" (5.66m x 2.77m) Double glazed to three aspects, double glazed French doors to rear garden, tiled floor, underfloor heating.

KITCHEN 18' 1" x 8' 6" (5.51m x 2.59m) Double glazed windows to front and side aspects, double glazed door to side aspect, stainless steel sink bowl with mixer tap inset into granite worktops with fluted drainer, tiled floor, tiled

splashbacks, covered to smooth ceiling with inset downlighting, space for washing machine and dishwasher, Rangemaster gas cooker with hood above, open plan to:

DINING AREA 11' 8" x 8' 7" (3.56m x 2.62m) Double glazed window to rear aspect, radiator, tiled floor, covered to smooth ceiling.

WC 5' 8" x 2' 8" (1.73m x 0.81m) Double glazed window to side aspect, heated towel rail, covered to smooth ceiling with inset downlighting, part tiled walls, tiled floor, close coupled WC, wash hand basin.

FIRST FLOOR LANDING Double glazed window to front aspect, radiator, covered to smooth ceiling, loft access, linen cupboard.

BEDROOM ONE 14' 9" x 11' 4" (4.5m x 3.45m) Double glazed window to rear aspect, radiator, covered to smooth ceiling, fitted wardrobes.

ENSUITE 8' 8" x 5' 8" (2.64m x 1.73m) Double glazed window to front aspect, radiator, covered to smooth ceiling with inset downlighting, tiled shower cubicle, pedestal wash hand basin, close coupled WC, tiled floor, part tiled walls.

BEDROOM TWO 11' 4" x 11' 2" (3.45m x 3.4m) Double glazed window to rear aspect, radiator, covered to smooth ceiling.

BEDROOM THREE 11' 7" x 9' 6" (3.53m x 2.9m) Double glazed window to front aspect, radiator, covered to smooth ceiling.

BEDROOM FOUR 8' 3" x 6' (2.51m x 1.83m) Double glazed window to rear aspect, radiator, covered to smooth ceiling.

BATHROOM 8' 8" x 5' 6" (2.64m x 1.68m) Double glazed window to side aspect, radiator, smooth ceiling with inset downlighting, tiled floor and walls, panelled bath with mixer tap and shower attachment, pedestal wash hand basin, close coupled WC.

DOUBLE GARAGE 16' 9" x 16' 8" (5.11m x 5.08m) Up and over door, double glazed window to side aspect, door to rear aspect, sink unit.

REAR GARDEN 48' (14.6m) approx. in length. Paved patio area, mostly laid to lawn, further paved patio area to rear, fencing to boundary, side access. outside tap and power point.

FRONT Driveway for 4 cars, area laid to lawn.



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



TOTAL FLOOR AREA: 1477 sq.ft. (137.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AWAITING EPC

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