



**Church
Hawes**
churchandhawes.com

The Spinnaker, St Lawrence , CM0 7GR
Price £395,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Situated on a desirable corner plot within one of St Lawrence Bay's most sought-after modern developments, this four-bedroom detached family home offers spacious and well presented accommodation throughout. Designed with modern family living in mind, the property welcomes you via an inviting entrance hall, leading to a convenient cloakroom, a generous living room, and a superb fitted kitchen/dining room complete with integrated appliances. To the rear, a bright and airy conservatory provides additional living space. The first floor continues to impress with a spacious landing giving access to four well-proportioned bedrooms. The principal bedroom benefits from its own en-suite shower room and built in wardrobes, while the remaining bedrooms are served by a generously sized family bathroom. Outside, the property enjoys a private, and generally low-maintenance rear garden, perfect for relaxing and entertaining. A standout feature is the versatile detached cabin with power and lighting connected, offering an ideal home office, gym, studio, or additional reception space. To the front, extensive off-road parking is provided via a carport leading to the garage, which has been thoughtfully partitioned to create flexible storage and workspace options. St Lawrence Bay is a highly regarded waterside village offering a village shop, traditional public house, and picturesque walks along the banks of the River Blackwater. For commuters, Southminster railway station is approximately 10 minutes away by car, providing direct services to London Liverpool Street. Combining generous living space, versatile accommodation, excellent parking, and a highly desirable village setting, this impressive family home must be viewed to be fully appreciated. Energy Rating TBC.



FIRST FLOOR:**LANDING:****BEDROOM 1: 12'7 x 12'6 (3.84m x 3.81m)****EN-SUITE:****BEDROOM 2: 10'5 x 9'11 (3.18m x 3.02m)****BEDROOM 3: 9'6 x 7'6 (2.90m x 2.29m)****BEDROOM 4: 8'6 x 7' (2.59m x 2.13m)****FAMILY BATHROOM:****GROUND FLOOR:****ENTRANCE HALLWAY:****CLOAKROOM:****LIVING ROOM: 18'4 x 12'6 (5.59m x 3.81m)****KITCHEN/DINING ROOM: 21'4 x 14' (6.50m x 4.27m)****CONSERVATORY:****EXTERIOR:****REAR GARDEN:**

Cabin - ideal for home office/gym/studio.

FRONTAGE:

Carport providing off road parking and leading to:

GARAGE:

Partitioned into 2 sections.

TENURE & COUNCIL TAX BAND:

This property is being sold freehold and is Tax Band E. The Vendor advises there is an Estate Management Fee of £123 p.a.

AGENTS NOTE:

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.

VILLAGE OF ST LAWRENCE:

St. Lawrence is a riverside village well positioned for easy access to the River Blackwater with its huge array of sailing and fishing activities. The village enjoys a local convenience store with in-house post office, two public houses and a restaurant/takeaway. More comprehensive shopping and recreational facilities are available in the nearby towns of Maldon, South Woodham Ferrers and Burnham-on-Crouch. For the sailing or power boating enthusiast there are a range of sailing clubs along the River Blackwater with marinas at the nearby villages of Bradwell-on-Sea and Mayland. Rail services can be found along the Southminster branch line with direct services into London Liverpool Street (at peak times). The A130 is a short drive away giving easy access to the A13, A127, A12 and M25.



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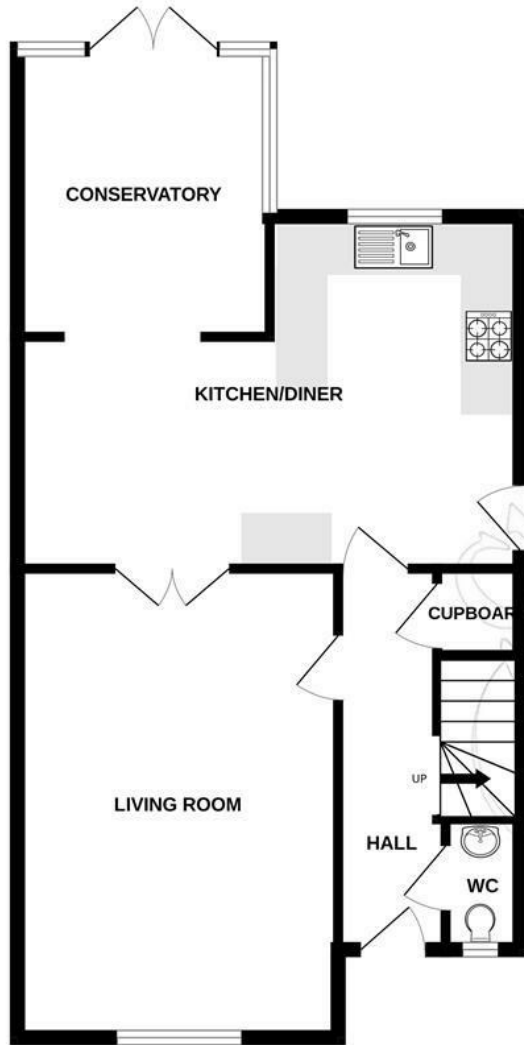


I'M MOSTLY PEACE,
LOVE AND
EIGHT
AND A LITTLE GO
FOOD
YOURSELF

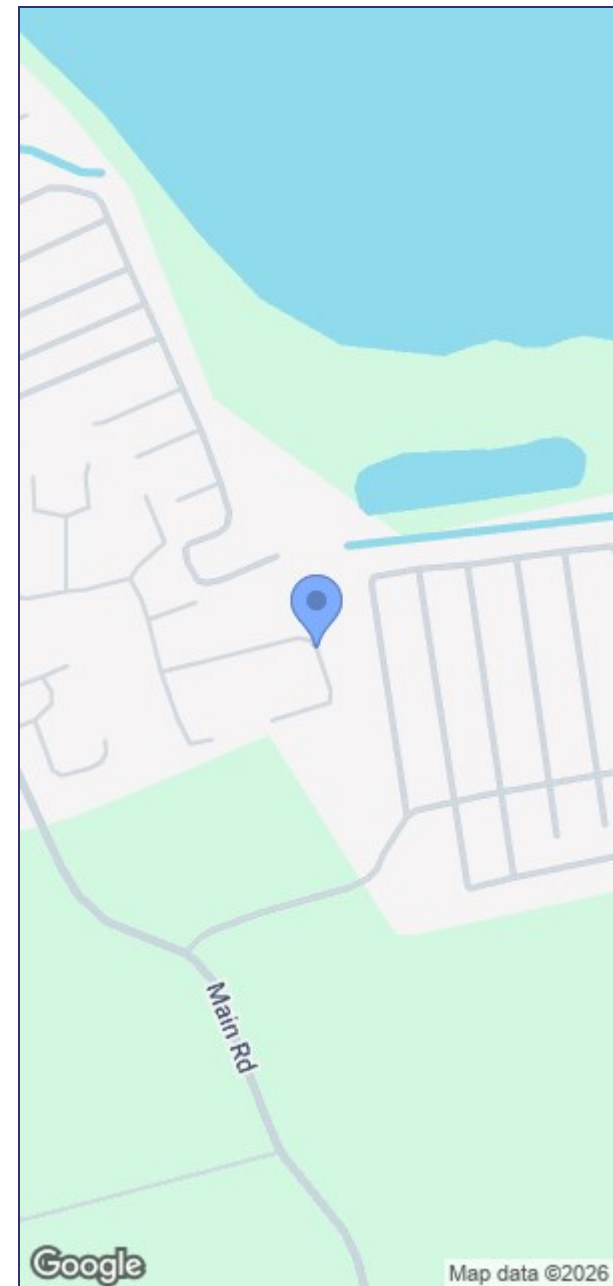
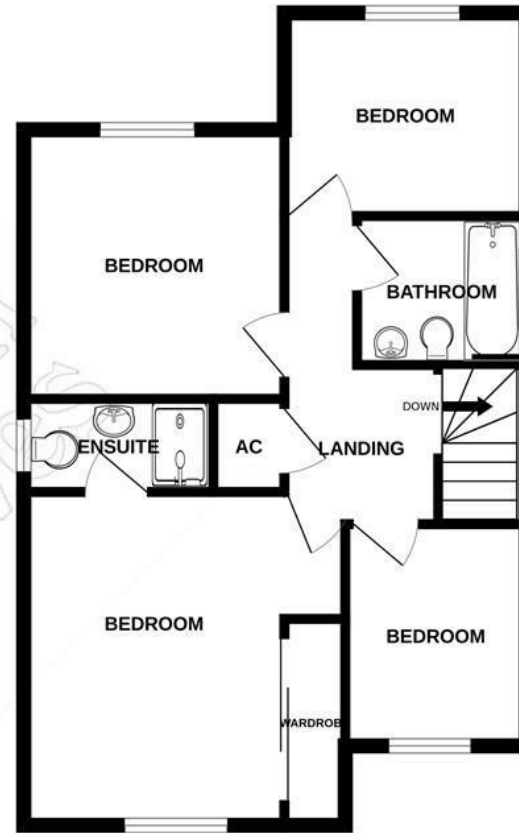


LETTING THEM
AT THEM

GROUND FLOOR



1ST FLOOR



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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