



8 Orchard Close, Burnham-On-Crouch , Essex CM0 8GW
O.I.E.O £550,000

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

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BEING OFFERED WITH NO ONWARD CHAIN IS THIS BRAND NEW DETACHED BUNGALOW. A select development of brand new executive two and three bedroom detached bungalows located on the fringes of Burnham on Crouch down one of the town's premier roads consisting of only detached properties. The bungalow sits on a generous plot offering front and rear gardens with independent driveway parking - living accommodation totals 1668 sq ft. The bungalows are being sold with an NHBC building guarantee. Although traditionally designed externally, the internal configuration and finish has been carefully designed with a tasteful, flawless, high grade specification giving a contemporary feel. Viewing enquires are strongly advised to avoid missing out on this 'one off' opportunity.



ENTRANCE HALL: 17'2 x 8'8 (5.23m x 2.64m)

Part glazed entrance door to front with glazed side unit, thermostatic control, engineered oak flooring with under floor heating, alarm panel, built in storage cupboard housing hot water cylinder and manifold for under floor heating, doors to:

MASTER BEDROOM: 14'7 x 12'5 (4.45m x 3.78m)

Double glazed window to front, thermostatic control, under floor heating.

BEDROOM 2: 14'7 x 14' (4.45m x 4.27m)

Double glazed window to rear, under floor heating.

BEDROOM 3/STUDY: 11'1 x 9'4 (3.38m x 2.84m)

Double glazed window to side, under floor heating.

BATHROOM: 8'8 x 8'7 (2.64m x 2.62m)

Obscure double glazed window to rear, chrome heated towel rail, four piece suite comprising fully tiled double shower, panelled bath, close coupled wc and twin wash hand basin set on vanity storage unit, fully tiled walls and floor with under floor heating.

LIVING ROOM: 20'4 x 15'1 (6.20m x 4.60m)

Double glazed double doors opening to rear garden, red brick ceiling high fireplace with stone hearth, there is provision in place with a working flu for a wood burner to be installed, under floor heating.

KITCHEN/DINING/FAMILY: 16'6 x 15'1 (5.03m x 4.60m)

Double glazed windows to front and side, a well appointed country style kitchen comprising one and half bowl stainless steel sink unit set in quartz work surfaces, 4 ring induction hob with extractor hood over, built in eye level oven and microwave oven, wine cooler, integrated fridge/freezer, built in dishwasher, extensive range of fitted wall and base mounted storage units with drawers, Island with storage cupboard and matching quartz work surfaces, 'Engineered Oak' flooring with under floor heating, door to:-

UTILITY ROOM: 11'2 x 7'9 (3.40m x 2.36m)

Single double glazed door and window to side, continuation of fitted wall and base mounted storage

units with space and plumbing for washing machine and tumble dryer, quartz work surfaces with inset stainless steel sink unit, under floor heating.

EXTERIOR:

Offering a generous plot featuring an independent driveway providing parking for 3/4 vehicles. The rear garden benefits from a sandstone patio immediately stepping out the back of the bungalow with the remainder of the gardens both front and back being laid to lawn.

BURNHAM ON CROUCH:

The town of Burnham-on-Crouch is situated on the banks of the River Crouch. Historically the town was first a ferry port, subsequently becoming a fishing port known for its oyster beds, and most recently a renowned yachting centre hosting the famous 'Burnham Week' at the end of August. The town has a population of little over 7,500, is the principal settlement in the Dengie peninsula and is consequently able to boast many amenities that are uncommon in small towns. These include two primary schools and an academy secondary school, cinema, Burnham yacht harbour/marina, several boatyards, three yacht clubs (including the Royal Corinthian & Royal Burnham), two supermarkets and numerous public houses, restaurants and individual shops. 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.

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.

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 person (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.









