

Dunkirk Road, Burnham-on-Crouch

CM0 8LG

CURTIS O'BOYLE

Sales & Lettings





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CMO 8LG

£375,000

Located in a highly convenient position just moments from the high street, this beautifully presented three-bedroom semi-detached home offers easy access to shops, restaurants, and the railway station. Burnham's scenic riverfront, country park, and marina are all within a short walk, providing the perfect balance of town and outdoor living

The ground floor features a cloakroom/WC, a modern fitted kitchen, a spacious lounge, and a versatile all-year-round sunroom, ideal for relaxing or entertaining. On the first floor, there are three double bedrooms and a beautifully fitted family bathroom.

Externally, the property benefits from a generous west-facing rear garden, perfect for enjoying sunny days, while the front offers a very large driveway providing parking for at least six vehicles, leading to an attached garage.

ENTRANCE HALL Double glazed entrance door, smooth ceiling with inset downlighting, tiled floor, radiator, built in cupboard, storage recess, stairs to first floor.

CLOAKROOM Double glazed window to front aspect, smooth ceiling, part tiled walls, tiled floor, WC with built in cistern, wash hand basin with cupboard below, heated towel rail.

KITCHEN 10' 3" x 9' 4" (3.12m x 2.84m) Double glazed window to front aspect, smooth ceiling with inset downlighting, tiled floor, range of fitted base and wall units, wood effect work tops with tiled splashbacks and inset one and a half bowl sink unit, integrated dishwasher, washing machine and fridge/freezer, built in double oven and five ring gas hob with hood above, understairs ladder cupboard, radiator.

LOUNGE 17' 4" x 12' 2" (5.28m x 3.71m) Double glazed double doors to summer room, smooth ceiling with inset downlighting, radiator, built in cupboard.

SUNROOM 14' 9" x 10' 1" (4.5m x 3.07m) Double glazed windows and doors to rear garden, smooth ceiling with inset downlighting and roof lantern, tiled flooring, vertical column style radiator.

FIRST FLOOR LANDING Double glazed window to side aspect with fitted shutters, smooth ceiling with inset downlighting, radiator, loft access.

BEDROOM ONE 11' 7" x 10' 2" (3.53m x 3.1m) Double glazed window to rear aspect with fitted shutters, smooth ceiling with inset downlighting, radiator, fitted double wardrobes.

BEDROOM TWO 11' 3" x 10' 4" (3.43m x 3.15m) Double glazed window to front aspect with fitted shutters, smooth ceiling with inset downlighting, fitted double wardrobe, radiator.

BEDROOM THREE 9' 4" x 6' 7" (2.84m x 2.01m) Double glazed window to rear aspect with fitted shutters, smooth ceiling with inset downlighting, radiator.

BATHROOM Double glazed window to side aspect, smooth ceiling with inset downlighting, panelled bath with rain shower above and screen, WC with built in cistern, wash hand basin with vanity surround and cupboards, tiled walls and floor, heated towel rail.

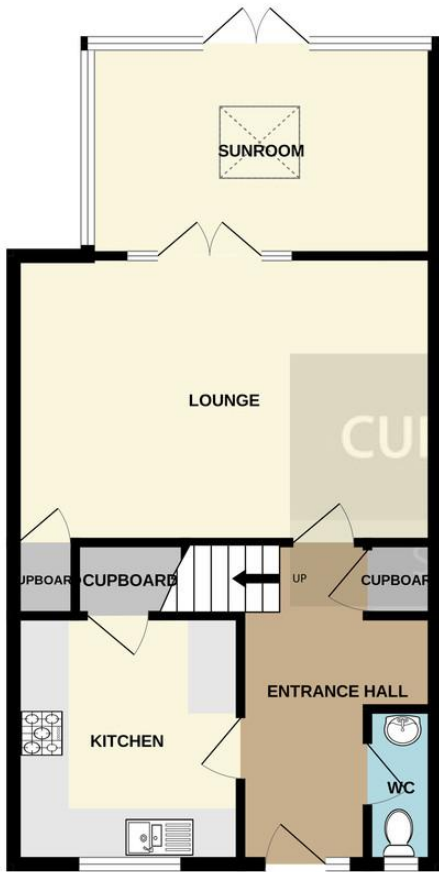
WEST FACING REAR GARDEN Composite decked terrace, paved patio, garden shed, fencing to boundary, door to garage.

PARKING & GARAGE Large block-paved Driveway provide parking for up to 6 vehicles. There is an attached Garage with 'up & over' door, Power, Light and personal door providing access to Garden.



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

GROUND FLOOR
561 sq.ft. (52.1 sq.m.) approx.



1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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