



The Cobbins, Burnham-On-Crouch CM0 8QL  
£599,995

To view this property call  
01621 734300

**SJ WARREN**  
[www.sjwarren.co.uk](http://www.sjwarren.co.uk)



## The accommodation comprises

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Located on the fringes of Burnham but still offering easy access to the town center, shops, restaurants, yacht clubs and the river front and country park. The Cobbins is a small development of select executive style detached house and as you will see, the owners rarely offer them for sale.

This four bedroom home is situated on one of the largest plots of 0.28 of an acre, with a superb garden that wraps around the house. The ground floor offers a cloakroom/w/c, large lounge, equally impressive dining room and a kitchen/breakfast room and utility room.

The first floor has four generous size double bedrooms with the principle room having an en-suite, finally the bathroom. Externally the excellent size garden wraps around the property, giving you the option to follow the sun throughout the day. There is an outside cabin which has been split into two rooms, one being an office and the other a garden shed, both with power and light and the office also insulated.

The large frontage offers plenty of parking and the option to use the half moon lawn for a great deal more space, if needed. The attached double garage offers potential for conversion or to build above (stp).

### Entrance hallway

13'7 x 6'7

Entrance door with double glazed side screen window, stairs to the first floor with under stairs cupboard and radiator.

### Cloakroom/w/c

Comprising of a wall mounted hand wash basin with splash back tiling, w/c with built in cistern and surround, expel air.

### Kitchen/breakfast room

11'9 x 9'9

This room has plenty of room for a good size breakfast table and chairs and comprises of a range of beech coloured eye level units with back tiling. Matching base units with roll top work surfaces, drawers and a corner carousel, integral larder fridge and dish washer, inset stainless steel one and a half sink, built in stainless steel oven, five ring stainless steel gas hob with above extractor. Underfloor heating, radiator, down lighting, tiled flooring and a double glazed window to the rear.

### Utility room

13'8 x 5

A good size room with matching eye and base units to the kitchen with work surfaces over. Plumbing for a washing machine, inset stainless steel sink, tiled flooring, courtesy door to the garage and a double window and door to the rear.

### Lounge

14'7 x 16'3

The lounge is an excellent size and has an opening to the equally spacious dining room, this room could easily just be one exceptionally large lounge but of course is down to personal choice. The lounge has a double glazed window to the front and side making this nice bright and airy, there is a sandstone fireplace and surround for a nice cosy open fire and two radiators. The vendor has made a nice feature of a built in cupboard with a fitted bar/drinks cabinet and back mirror (see photos.)

### Dining room

13'3 x 16'3

Bags of room to entertain and enjoy in this room, double glazed double doors to the side and a double glazed window to the rear and radiator.

### Landing

17'9 x 11'7

Original loft hatch and a second new hatch with ladder, the loft has light and is boarded with racks and storage/shelving (see photos). Airing cupboard with lagged water tank and shelving and a second cupboard for storage.

### Principle bedroom en-suite

14'7 x 13'8

All the bedrooms are good size double rooms and this is an excellent size, bright and airy with a double glazed window to the front. To one wall are a range of quality fitted wardrobes, radiator and door to the en-suite.

En-suite comprising of a corner shower cubicle, w/c with built in cistern, hand wash basin, wall mounted double mirrored cabinet and radiator. Tiled flooring and walls, down lights and a double glazed window to the side.

### Bedroom two

14'1 x 12'6

Again a lovely size double room with built in

wardrobes and above bridging cupboards, shelving and cupboards below to one wall. Double glazed window to the front, radiator and an eaves storage cupboard.

### Bedroom three

11'4 x 9'9

This double room again is a nice bright room with a double glazed window to the rear and side and radiator.

### Bedroom four

10'1 x 8'9

A fourth double room with a double glazed window to the rear and radiator.

### Bathroom

A nicely fitted out room with a panelled shower bath with above fitted shower and fold away screen, center taps and shower attachment, hand wash basin, w/c with built in cistern. Down lighting and part tiled walls, shaver point, radiator and a double glazed window to the side.

### Rear garden

We have paid reference to this being on a superb plot of 0.28 of an acre giving this a very large wrap around garden, giving you the ability to follow the sun all day if you so wish. The immediate rear of the garden commences with a good size patio/entertaining area with outside tap, side path and gate to the front and a good size cabin. The cabin has insulated office with power and light one side and a shed with power and light to the other, there are surrounding mature borders and screening making the whole garden nice and private, with the remainder being laid to lawn.

The rest of the garden wraps around the side of the house, neatly laid to lawn again with mature planting, trees and shrubs and a second gate and brick boundary wall to the front.

### Frontage and driveway

The property has a driveway for multiple vehicles with the remaining large frontage laid to lawn, this area could easily offer a lot more parking if you so needed.

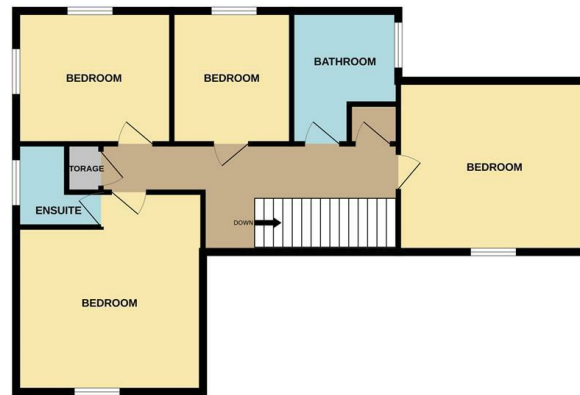
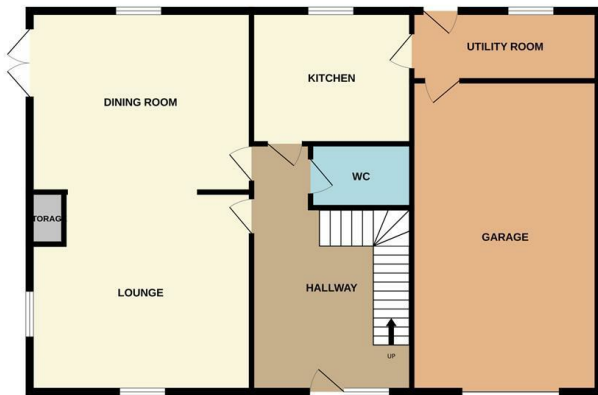
### Double garage

This has an electric roller door, power and light. PLEASE NOTE (STP) this could offer a room for conversion or potential to extend above.



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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