



Braeburn Close, Burnham-On-Crouch CM0 8FW
Offers in the region of £475,000

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk

The accommodation comprises

Located just off the Pippins Estate is this Matthew Homes built in Four bedroom detached family home. The property has approximately 5 years NHBC guarantee remaining and benefits greatly from being on a good size corner plot.

The property has been kept to a high standard throughout and offers on the ground floor a good size hallway, cloakroom/w/c, large bright and airy lounge, very spacious kitchen large dining area and separate utility room.

The first floor offers four excellent size bedrooms with the principal having an en-suite, family bathroom and a good size landing.

Externally the property has a very nicely and recently landscaped south facing garden approximately 42 ft x 31 ft on a corner plot.

The driveway offers parking for multiple vehicles to a garage with power and light.

Storm porch

Storm porch to the entrance door.

Entrance hallway

11'9 x 5'8

Entrance door to a good size hallway with understairs cupboard, stairs to the first floor landing, radiator.

Cloakroom/w/c

Tiled flooring, close coupled w/c, pedestal hand wash basin with splash back tiling, radiator and expel air.

Kitchen/dining room

22 x 10'8

This is a very large room with the kitchen having a range of grey eye level units with back tiling, matching base units, drawers and complimentary work surfaces over. Inset one and a half stainless steel sink, inset gas hob with above stainless steel extractor and stainless steel oven below, integrated dish washer and space for a fridge/freezer. Tiled flooring, down lighting, radiator and a double glazed window to the rear, door to the utility room.

The dining area is an excellent size, bags of room for a good size family table and chairs with a continuation of the tiled flooring, radiator and a double glazed window to the front overlooking the green area.

Lounge

22'3 x 10'8

This is a very spacious room and lovely bright and airy with a double glazed bay window to the front facing

the green area. Two double glazed windows to the side and double glazed double doors opening on to the south facing garden, television point and two radiators.

Utility room

The utility room has tiled flooring continuing from the kitchen, eye level unit with the boiler for hot water and heating(not tested). Base units with an inset stainless steel sink and integral washing machine and a double glazed window to the rear garden.

Landing

Loft access, radiator and linen cupboard also housing the pressurised water tank.

Bedroom one en-suite

11'1 x ext 13'1 x 10'8

This like all the bedrooms is a lovely bright airy room with a double glazed window to the rear and radiator. En-suite Walk in shower cubicle, pedestal hand wash basin, close coupled w/c, down lighting and expel air. Tiled flooring, chrome heated towel rail, shaver point and a double glazed window to the rear.

Bedroom two

11'1 x 12'9

Another good size double room with a double glazed window to the rear, recess for wardrobes and radiator.

Bedroom three

11'2 x 9'3

This double room has a view via the double glazed window to the front over the green area and towards the marshes and radiator.

Bedroom four

All the bedrooms are great sizes, as is this for a fourth room. Lovely and bright from double glazed windows to the front and side, views over to the marshes and radiator.

Bathroom

Tiled flooring and part tiled walls, down lighting, panelled bath with taps and shower attachment/screen, pedestal hand wash basin and close coupled w/c. Chrome heated towel rail, expel air, shaver point and a double glazed window to the front.

Rear garden

42 ft x 31 ft

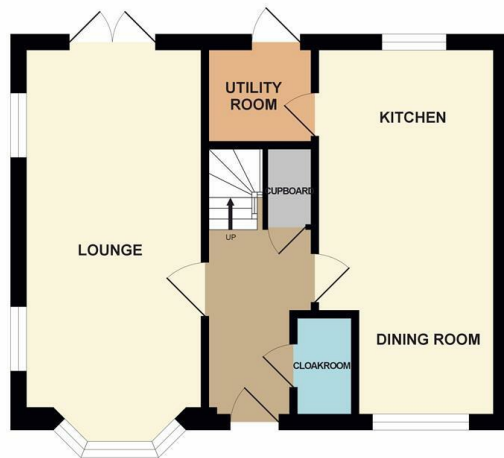
This south facing garden has recently been landscaped and is a great size and space to enjoy those hot summer days. Commencing with a good size patio/entertaining area with above pergola, leading to the neatly laid lawn and nicely planted and stocked surrounding borders. Outside water tap and a side gate to the drive and garage.

Drive and garage

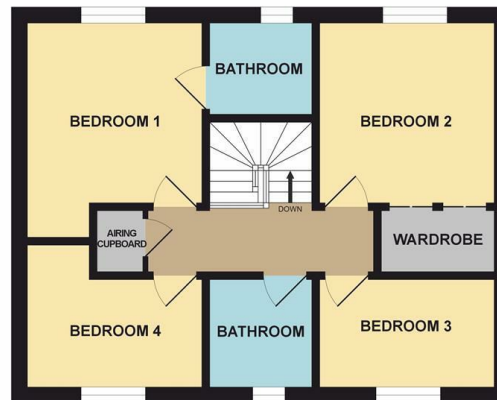
The property has its own drive for multiple vehicles to a garage with up and over door, power and light.



GROUND FLOOR



1ST FLOOR



Consumer Protection from Unfair Trading Regulations 2008.

S J Warren has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		85	
(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 ₂) Rating		
Current	Potential	
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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