



Bouvel Drive, Burnham-On-Crouch CM0 8TW  
£575,000

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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### **Storm entrance porch**

Storm entrance porch to the main entrance door.

### **Entrance hallway**

Entrance door to the hallway which has stairs to the first floor, understairs storage cupboard and radiator.

### **Cloakroom/w/c**

Hand wash basin with vanity cupboards below, close coupled w/c, radiator and expel air.

### **Kitchen/breakfast room**

19 x 11'2

An excellent size room with the kitchen having a range of limed oak eye level units with back tiling, matching base units and drawers with complimentary work surfaces over. Integral dish washer, fridge and freezer, built in gas hob with above extractor, built in double oven and an inset one and a half white enamel sink. and double glazed window to the rear.

The breakfast area is a good size with plenty of space for a table and chairs, television point, radiator and a double glazed window to the rear.

### **Utility room.**

12 x 5'3

Matching to the kitchen limed oak base units with work surface over, inset stainless steel sink, plumbing for washing machine. Wall mounted boiler for hot water and heating( not tested ) loft access, internal door to the double garage, double glazed door tot he side and double glazed window to the rear.

### **Landing**

Loft access and radiator.

### **Principal bedroom en-suite**

12'8 x 12'7

His and hers double fitted wardrobes to tone wall, double glazed window to the front, radiator and door to the en-suite.

En-suite Walk in shower cubicle, close coupled w/c, circular free standing hand wash basin with vanity cupboards below. Chrome heated towel rail, expel air, shaver point, part tiled walls, tiled flooring and a double glazed window to the front.

### **Guest room two en-suite.**

11'4 x 9'4

Fitted his and hers wardrobes to one wall, radiator and a double glazed window to the rear, door to the en-suite.

En-suite Part tiled walls and tiled flooring, walk in shower cubicle, hand wash basin with double vanity unit below. w/c with built in cistern, shaver point, radiator and a double glazed window to the rear.

### **Bedroom three**

10'7 x 8'8 ext to 11'6

Double glazed window to the front, double fitted wardrobe and radiator.

### **Bedroom four**

11'2 x 7'5

Double glazed window to the rear and radiator.

### **Bathroom**

Tiled flooring and walls, panelled bath with taps/shower, hand wash basin with vanity surround, cupboards below and w/c with built in cistern. Column style heated grey towel rail, expel air, shaver point, down lights and a double glazed window to the rear.

### **Rear garden & additional side parking.**

The rear garden is a good size commencing with a large patio/entertaining area, neatly laid lawn with established and well stocked surrounding borders and close board fenced boundaries. An excellent size and quality cabin/summer house with power and light and a storage space to the side.

To one side there is 32 ft x 10'2 side access with double gates for a caravan/camper, also a pedestrian gate to the front and water tap.

### **Own drive and double garage.**

To the front the property has a drive for 4/5 vehicles leading to the double garage which has dual up and over doors, power and light.

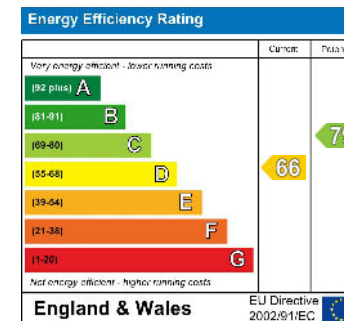
### **Corner frontage**

The frontage is a very good size laid neatly to lawn PLEASE NOTE it extends down the opposite side of the property potentially offering an option to twin



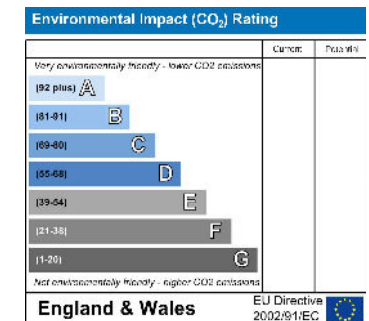
**Consumer Protection from Unfair Trading Regulations 2008.**

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