



Brent Way, Burnham-On-Crouch CM0 8GQ
£640,000

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk

The accommodation comprises

Situated on The Corinthian Place Development which is located on the fringes of the town but still offering various short cuts into the high street, shops, restaurants, yacht clubs and river front. The railway station linked to London Liverpool Street Station and other general amenities are all easily accessible, along with the nearby beauty spot of Creeksea, offering gorgeous coastal and countryside walks.

This David Wilson Homes built family four bedroom detached is offered with approximately 6 years NHBC guarantee remaining. The property offers a spacious hallway, cloakroom/w/c, large kitchen with open plan dining room, utility room, study and a generous size lounge. The first floor offers a Principal suite and three further good size double rooms and a family bathroom. Externally a good size rear garden and its own drive for multiple vehicles to a detached garage with power and EV charging point.

Entrance hallway

Double glazed entrance door to a spacious hallway, double cloaks cupboard, stairs to the first floor with under stairs recess and radiator.

Cloakroom/w/c

Tiled flooring and part tiled walls, close coupled w/c, pedestal hand wash basin, double glazed window to the side and expel air.

Kitchen and open plan dining room.

21'11 x 14'6

The kitchen has a range of modern high gloss white eye level units, matching base units and drawers with upgraded hardwood work surfaces over. Inset stainless steel five ring gas hob with above stainless steel extractor, built in double AEG fan oven, integral fridge/freezer and dish washer, down lighting and tiled flooring running throughout the room. Double glazed double doors and side screen windows to the rear, radiator and door to the utility room. The modern style living open plan dining room works really well, offering bags of space good a good size family table and chairs, double glazed bay window to the front with white/shutter blinds and radiator.

Utility room

6'7 x 5'5

A continuation of the tiled flooring, White eye units with back tiling, matching base units with upgraded solid wood work surfaces over. Inset stainless steel sink, plumbing for washing machine, expel air, radiator and a double glazed door to the rear.

Lounge

18'3 x 11'7

A generous bright and airy room with a feature wall, television point and two radiators. Double glazed windows to the rear and one side, the opposite side has double glazed French doors.

Study

9'5 x 8'1

Double glazed window to the front with white fitted shutter/blinds and radiator.

Landing

Airing cupboard with pressurised tank, loft access and radiator.

Principal suite

10'9 11'8 ext in dress area to 18'4

An excellent size room with dual aspect double glazed windows, television n point and two radiators. A good size dressing area with his and hers fitted wardrobes and door to the en-suite. Part tiled walls and tiled flooring, pedestal hand wash basin, walk in double shower cubicle, close coupled w/c, white heated towel rail, expel air and a double glazed window to the side.

Bedroom two

17'10 x 9'2

Another excellent size bedroom with dual double glazed windows to the front, radiator and a built in wardrobe /cupboard.

Bedroom three

11'7 x 11'7

Plenty of room in this double for free standing or fitted wardrobes, double glazed window to the rear and radiator.

Bedroom four

12'8 x 8'5

Double glazed windows to the front and side, radiator and a single built in wardrobe/cupboard.

Bathroom

Walk in double shower cubicle, pedestal hand wash basin, close coupled w/c and panelled bath. Part tiled walls, expel air, white heated towel rail and a double glazed window to the rear.

Rear garden

The property has a good size rear garden commencing with a patio/entertaining area, water tap and side gate to the drive and garage. The majority of the garden is neatly laid to lawn and this extends to the rear off the garage with close board fenced boundaries.

Drive to garage

The property has its own drive for multiple vehicles to the garage. This has an up and over door power and light and also houses the Solar power panel inverter and battery pack with a 3.6 KW output.

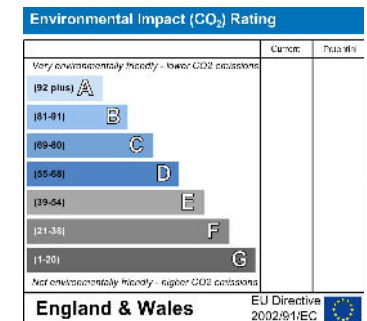
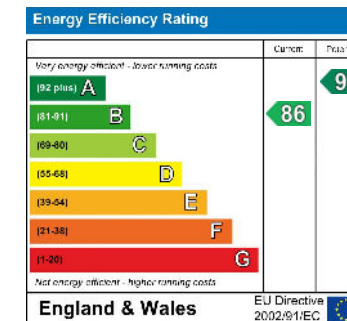
Frontage

The frontage and approach to the property is via a center path with lawn and planting to ether side.



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.



Referrals

We work closely with a section of Trusted Local Solicitors/Conveyancers. This helps to provide for a smooth process from start to finish. Please note some (not all) pay us, The Agent, a Referral fee of up to £200. You however are under NO OBLIGATION to use any such recommendation.

Brent Way, Burnham-On-Crouch CM0 8GQ
£640,000

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk

