



Blackwater Mews, Steeple , Essex CM0 7LX
Price £595,000

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

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****SUPERB, EXTENDED FAMILY HOME NESTLED IN CORNER OF EXCLUSIVE MODERN DEVELOPMENT**** Having been extended and stylishly improved and maintained by the present owners is this quite wonderful family home offering panoramic views across the picturesque Essex countryside towards the River Blackwater, a wealth of generously sized living accommodation throughout and a superb garden/plot owing to the vendors acquisition of extra land a few years ago. Stunning living accommodation commences on the ground floor with an inviting entrance hall leading to a cloakroom, office, hobby room and impressive living room & refitted kitchen which opens to a fabulous family and dining area with bi-folding doors opening on to the impressive rear garden taking full advantage of the aforementioned views. The first floor then offers a family bathroom and three well proportioned double bedrooms, on of which is complimented by a refitted en-suite shower room. A staircase then leads up to the second floor which offers a 27'5 bedroom/games room/office area if required. Externally, the property enjoys a wonderfully landscaped rear garden with artificial turf, impressive seating area with pergola over, porcelain tiled throughout, a detached cabin ideal for use as an external home office, games room or gym if desired. The garden comes into it's own at dusk with complimentary lighting throughout. The frontage then offers off road parking for 4 vehicles via a block paved driveway and access to a garage. This truly is a must view property that can only be fully appreciated by an internal viewing. EPC: D.



SECOND FLOOR:

BEDROOM: 27'5" x 9'2" (8.36 x 2.79)

Double glazed window to rear overlooking farmland with distant views towards the River Blackwater, Velux windows either side of room, balustrade staircase down to:

FIRST FLOOR:

BEDROOM: 15'11" x 10'5" (4.85 x 3.18)

Two double glazed windows to rear overlooking farmland, radiator, door to:

EN-SUITE:

Three piece refitted suite comprising corner shower cubicle with fixed monsoon-style and hand held shower heads, WC with concealed cistern, wash hand basin set in roll edged work surface with vanity storage cupboard below, fully tiled walls and flooring, extractor fan, heated towel rail.

BEDROOM: 13'5" x 12'8" (4.09 x 3.86)

Double glazed windows to front and rear, radiator.

BEDROOM: 10'7" x 9'9" (3.23 x 2.97)

Double glazed windows to front and side, radiator, 5 double fitted wardrobes with one mirrored door.

BATHROOM:

Obscure double glazed window to side, radiator, 3 piece white suite comprising panelled bath with mixer tap, shower attachment over and glass screen, close coupled WC and pedestal wash hand basin, part tiled walls, tiled flooring, extractor fan.

LANDING:

Double glazed window to side, airing cupboard housing hot water cylinder and immersion heater, balustrade staircase down to:

GROUND FLOOR:

ENTRANCE HALL:

Part glazed entrance door to side, radiator, composite wood effect flooring, staircase to first floor, doors to:-

CLOAKROOM:

Obscure double glazed window to side with fitted white shutters, radiator, refitted suite comprising WC with concealed cistern and wash hand basin, fitted drawer vanity storage unit, part tiled walls, composite wood effect flooring.

OFFICE: 11'0" x 9'3" (3.35 x 2.82)

Double glazed window to front, double glazed French style doors opening to side, radiator, composite wood effect flooring.

HOBBY ROOM: 7'11" x 6'11" (2.41 x 2.11)

Double glazed window to side, radiator, composite wood effect flooring.

LIVING ROOM: 15'11" x 10'4" (4.85 x 3.15)

One conventional radiator and two vertical radiators, display recess, inset downlights, composite wood effect flooring, opening to:

DINING/FAMILY AREA: 29'2 x 10'10 > 7'8 (8.89m x 3.30m > 2.34m)

Double glazed bi-folding doors opening on to rear garden, vaulted ceiling with 4 Velux windows, continuation of composite wood effect flooring, radiator, leading to:-

KITCHEN/BREAKFAST ROOM: 13'4" x 12'5" (4.06 x 3.78)

Double glazed window to front with fitted white shutters, a refitted modern kitchen imported from a German manufacturer. The bespoke kitchen comprises single drainer sink unit with mixer tap over set in wooden work surface, 4-ring "Neff" induction hob, eye level double oven with microwave, range of high gloss wall and base mounted storage units with integrated fridge and freezer, wine cooler, washing machine, upstands, continuation of composite wood effect flooring.

EXTERIOR:

The current owners acquired extra land a few years ago, which has allowed them to extend the size of the rear garden, therefore the external areas of the property now comprise:

REAR GARDEN:

A simply stunning 'L' shaped rear garden backing on to open countryside with artificially turfed area and porcelain paved tiles throughout leading to a seating area with pergola over and a detached cabin ideal for use as a home office or games room, complimentary lighting throughout garden, external power points, side access gate leading to:-

FRONTAGE:

Block paved driveway providing off road parking for up to 4 vehicles, access to:-

GARAGE:

Single up and over door to front, power and light connected.

AGENTS NOTES:

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working

order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

MONEY LAUNDERING & REFERRALS:

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

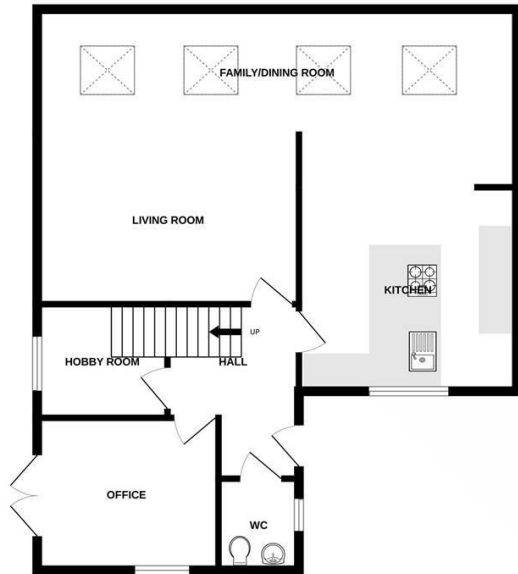
TENURE & COUNCIL TAX BAND:

This property is being sold freehold and is Tax Band E.

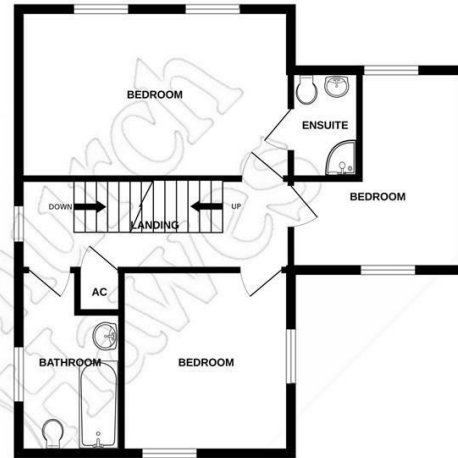




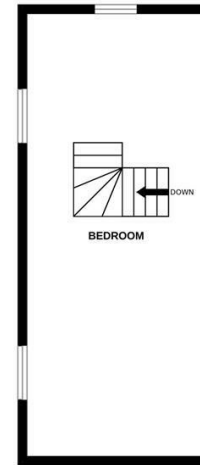
GROUND FLOOR



1ST FLOOR



2ND 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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