



The Cobbins, Burnham-on-Crouch, Essex CM0 8QL
Price £625,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

****NO ONWARD CHAIN**** Positioned favourably within a quiet cul-de-sac on the ever sought after Cobbins Development on the fringes of Burnham, is this substantial detached family home offering a wealth of spacious, improved and well presented living accommodation throughout. Living space commences on the ground floor with an inviting entrance hall which in turn leads to a dual aspect living room, dining room, generously sized refitted kitchen/breakfast room, cloakroom and utility room which also offers access into the rear of the double garage. The first floor then offers a landing which provides access to five well proportioned bedrooms, one of which is complimented by a refitted en-suite shower room and refitted family bathroom. Externally, the property enjoys a driveway providing off road parking for several vehicles with access to a full width double garage while a well presented rear garden spans the full width of the property and to the side with above ground salt water pool. Properties of this ilk within this most favoured of locations generally attract a high demand so an internal inspection is strongly advised. Energy Rating TBC.

FIRST FLOOR:

LANDING:

Access to loft space, staircase down to ground floor, doors to:

BEDROOM 1:

16'3 max x 11'11 (4.95m max x 3.63m)

Dual aspect room with double glazed windows to front and rear, 2 radiators, 2 built in wardrobes, wood effect floor, door to:

EN-SUITE:

6'2 x 4'8 (1.88m x 1.42m)

Obscure double glazed window to rear, chrome heated towel rail, refitted 3 piece white suite comprising fully tiled curved corner shower with sliding glass doors, WC with concealed cistern and wash hand basin set on vanity unit with storage below, further wall mounted storage unit, tiled walls and floor, inset downlights.

BEDROOM 2:

15'2 x 13'3 > 10'5 (4.62m x 4.04m > 3.18m)

Double glazed window to front, radiator, built in eaves storage cupboard.

BEDROOM 3:

10'9 x 10'2 (3.28m x 3.10m)

Double glazed window to front, radiator, built in wardrobe.

BEDROOM 4:

9'3 x 7'6 (2.82m x 2.29m)

Double glazed window to rear, radiator.

BEDROOM 5:

9'5 x 6'6 (2.87m x 1.98m)

Double glazed window to front, radiator, built in wardrobe.

FAMILY BATHROOM:

9'2 x 7'6 > 5' (2.79m x 2.29m > 1.52m)

Obscure double glazed window to rear, chrome heated towel rail, 4 piece white suite comprising corner panelled bath with mixer tap and shower attachment, fully tiled shower cubicle with both overhead and handheld attachments, WC with concealed cistern and was hand basin set on vanity unit with storage below, further wall mounted storage unit, tiled walls and floor, inset downlights.

GROUND FLOOR:

ENTRANCE HALLWAY:

Part obscure double glazed entrance door to front and full height obscure double glazed window to front, radiator, staircase to first floor, tiled floor, solid oak internal doors to:

LIVING ROOM:

16'3 x 13'5 (4.95m x 4.09m)

Dual aspect room with double glazed windows to front and double glazed French style doors and window to rear, radiator, open fireplace with display mantle over, wood floor.

CLOAKROOM:

6'2 x 3'8 (1.88m x 1.12m)

Obscure double glazed window to rear, radiator, 2 piece white suite comprising close coupled WC and wash hand basin set on vanity unit with storage below, wall mounted cabinet, tiled floor.

DINING ROOM:

12'11 x 10'2 (3.94m x 3.10m)

Double glazed window to front, radiator.

KITCHEN/BREAKFAST ROOM:

15'6 > 12'2 x 14'1 (4.72m > 3.71m x 4.29m)

Double glazed window to rear, radiator, refitted kitchen comprising extensive range of gloss fronted wall and base mounted storage units and drawers, roll edged work surfaces with inset single bowl/single drainer composite sink unit, matching breakfast island with further gloss fronted storage units below, Rangemaster oven with extractor hood over to remain, built in eye level microwave oven, space and plumbing for American style fridge/freezer, under stairs storage recess, door to:

UTILITY:

15'1 x 5'8 (4.60m x 1.73m)

Obscure double glazed entrance door to rear, double glazed window to rear, roll edged work surfaces with inset single bowl/single drainer composite sink unit, storage units below, space and plumbing for washing machine and tumble dryer, further full height gloss fronted storage cupboards, tiled floor, wall mounted boiler, door into rear of garage.

EXTERIOR:

REAR GARDEN:

Commencing with a paved patio area spanning the width of the property leading to one side where a raised decked seating area can be found to one corner, to the other side is a generously sized timber storage shed/workshop screened by trellis fencing, the remainder of the garden is predominantly laid to lawn with planted beds to borders and an above ground salt water pool to the side of the property with glass filter pump, exterior cold water tap, side access gates to both sides of property leading to:

FRONTAGE:

Generous frontage which is mainly laid to lawn with mature borders and trees to front, side access gates either side of property to rear garden, driveway providing off road parking and access to:

DOUBLE GARAGE:

19'2 x 15'2 (5.84m x 4.62m)

Up and over door to front, power and light connected, personal door to Utility.

TENURE & COUNCIL TAX BAND:

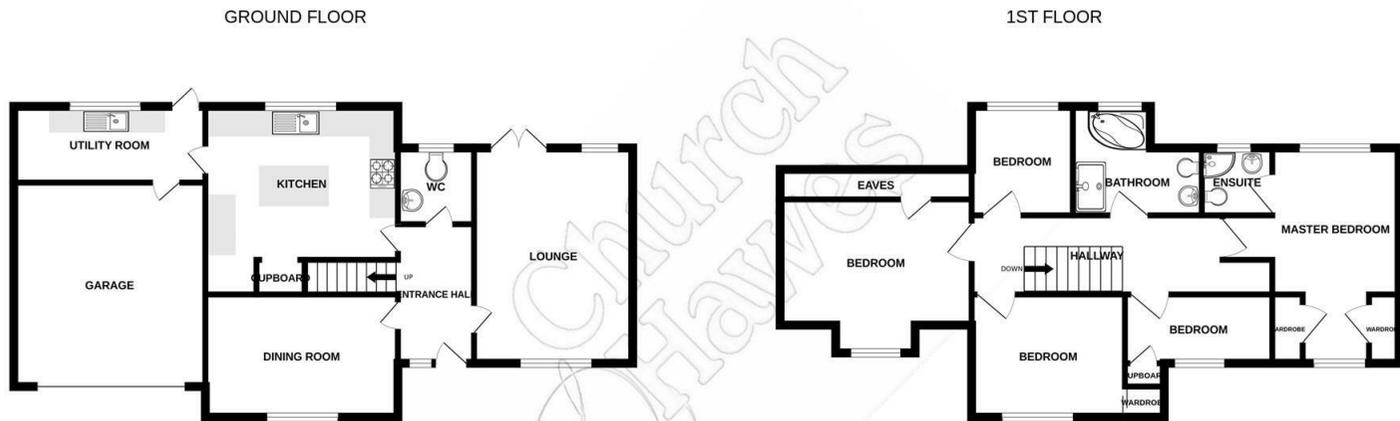
This property is being sold freehold and is Tax Band F.

BURNHAM-ON-CROUCH:

Burnham-on-Crouch is a picturesque town on the banks of the River Crouch, a renown yachting and sailing centre hosting the famous 'Burnham Week' at the end of August. The town has a population of a little over 9,500 and is the principal settlement in the Dengie peninsula. Consequently it boasts many amenities that are uncommon in small towns including two primary schools and an academy secondary school, cinema, Burnham yacht harbour/marina, several boatyards, three yacht clubs (including the Royal Corinthian & Royal Burnham), two supermarkets and numerous individual shops, public houses and restaurants. There is a railway station on the Southminster branch line with direct commuter trains into London Liverpool Street (at peak times). The Burnham-on-Crouch Golf Club, founded in 1923, is situated in Creeksea on the outskirts of Burnham and enjoys breathtaking views over the Crouch Valley and River Crouch.

AGENTS NOTE:

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.



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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