



The Spinnaker, St Lawrence, Essex CM0 7GR  
Price £475,000

**Church & Hawes**  
Est. 1977

Estate Agents, Valuers, Letting & Management Agents



Positioned favourably within this most sought after modern development in the popular waterside village of St. Lawrence Bay, is this wonderfully spacious, meticulously presented, substantial detached family home. The semi-rural village offers a village shop and public house in addition to tranquil walks along the banks of the River Blackwater, while commuters can find the railway station of Southminster just a 10 minute drive away which offers direct links into London Liverpool Street. Impressively sized living accommodation commences on the ground floor with a light and airy entrance hall leading to a dual aspect kitchen/breakfast room with integrated appliances and adjoining utility room, cloakroom, dining/play room and living room opening on to the rear garden. The first floor then offers an equally spacious landing area providing access to FIVE BEDROOMS, two of which are complimented by en-suite shower rooms and the other three served by a main family bathroom. Externally, the property enjoys a generously sized rear garden while the frontage provides extensive off road parking and access to a detached double garage. Viewing this property comes strongly advised to fully appreciate the size and standard of living accommodation on offer in addition to it's sought after corner plot position on this favoured development. Energy Rating D.

## FIRST FLOOR:

### LANDING:

Double glazed window to front, radiator, large airing cupboard housing hot water cylinder, access to loft space, staircase down to ground floor, doors to:

### BEDROOM 1:

13'11" > 11'8" x 10'1" (4.24m > 3.56m x 3.07m)

Dual aspect room with double glazed windows to front and side, radiator, built in wardrobe, door to:

### EN-SUITE:

Obscure double glazed window to side, chrome heated towel rail, 3 piece white suite comprising fully tiled shower cubicle, close coupled wc and pedestal wash hand basin, part tiled walls, tiled floor, extractor fan.

### BEDROOM 2:

11'3" > 9'1" x 10'8" (3.43m > 2.77m x 3.25m)

Double glazed window to rear, radiator, door to:

### EN-SUITE:

Chrome heated towel rail, 3 piece white suite comprising fully tiled shower cubicle, pedestal wash hand basin and close coupled wc, part tiled walls, tiled floor.

### BEDROOM 3:

12'7" x 11'5" > 9'3" (3.84m x 3.48m > 2.82m)

Double glazed window to rear, radiator.

### BEDROOM 4:

11'3" x 6'10" (3.43m x 2.08m)

Double glazed window to front, radiator.

### BEDROOM 5:

8'4" x 7'3" (2.54m x 2.21m)

Double glazed window to rear, radiator.

### FAMILY BATHROOM:

9'2" x 5'3" (2.79m x 1.60m)

Obscure double glazed window to side, chrome heated towel rail, 3 piece white suite comprising panelled bath with mixer tap and shower over, pedestal wash hand basin and close coupled wc, part tiled walls, tiled floor, extractor fan.

## GROUND FLOOR:

### ENTRANCE HALL:

Obscure double glazed entrance door to front, radiator, built in storage cupboard, doors to:

### KITCHEN/BREAKFAST ROOM:

17'9" x 10'6" (5.41m x 3.20m)

Dual aspect room with double glazed windows to front and rear, radiator, extensive range of white gloss fronted wall and base mounted storage units and drawers, roll edged work surfaces with inset 1 ½ bowl/single drainer sink unit, built in 5-ring gas hob with extractor hood over, built in eye level double oven, integrated fridge/freezer and dishwasher, part tiled walls, tiled floor, door to:

### UTILITY:

9'1" x 6'6" (2.77m x 1.98m)

Obscure double glazed entrance door to rear, range of white gloss fronted wall and base mounted storage units, roll edged work surfaces with inset single drainer sink unit, integrated washing machine, part tiled walls, tiled floor, extractor fan.

### DINING ROOM:

13'9" x 10' (4.19m x 3.05m)

Dual aspect room with double glazed windows to front and side, radiator.

### CLOAKROOM:

7'8" x 3'10" (2.34m x 1.17m)

Obscure double glazed window to side, radiator, 2 piece white suite comprising close coupled wc and pedestal wash hand basin, part tiled walls, tiled floor.

### LIVING ROOM:

16'2" x 13'9" (4.93m x 4.19m)

Double glazed French style doors opening onto rear garden, double glazed window to side, 2 radiators, fireplace with display mantle over.

## EXTERIOR:

### REAR GARDEN:

Commencing with a large paved patio seating area leading to remainder which is mainly laid to lawn with planted beds and borders, exterior cold water tap and lighting, side access gate to front, personal door into side of:

### DETACHED DOUBLE GARAGE:

Twin up and over doors to front, power and light connected, overhead storage timbers, personal door to side, accessed via:

### FRONTAGE:

Block paved driveway providing extensive off road parking and access to the garage.

### TENURE & COUNCIL TAX BAND:

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

### VILLAGE OF ST LAWRENCE:

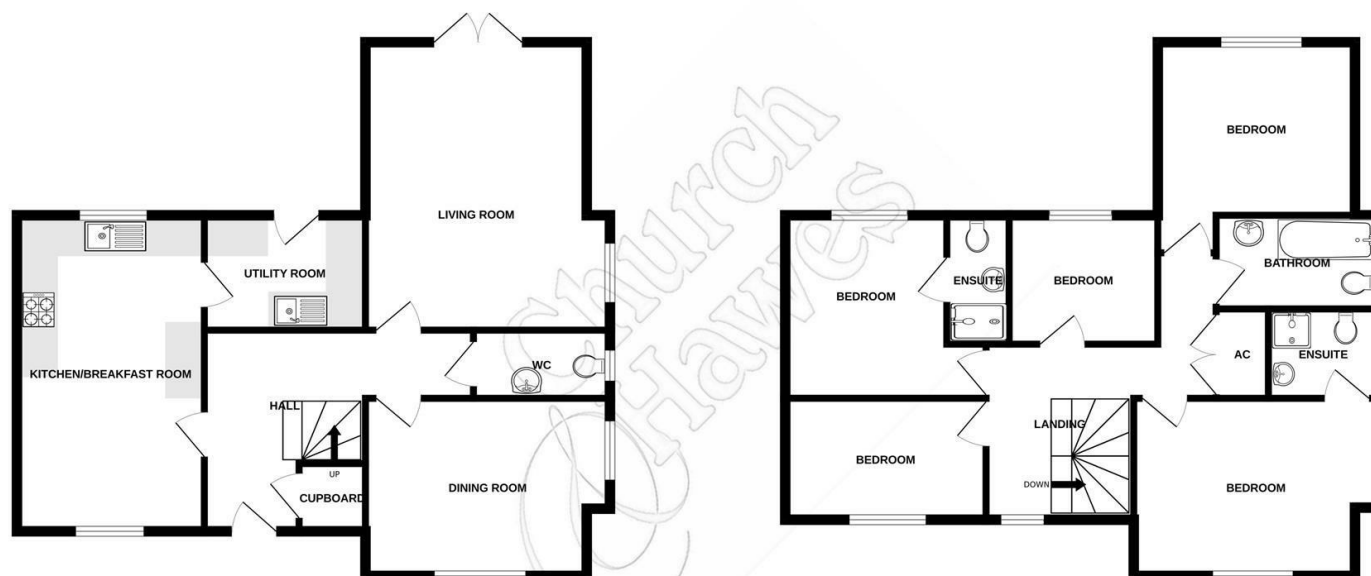
St. Lawrence is a riverside village well positioned for easy access to the River Blackwater with its huge array of sailing and fishing activities. The village enjoys a local convenience store with in-house post office, two public houses and a restaurant/takeaway. More comprehensive shopping and recreational facilities are available in the nearby towns of Maldon, South Woodham Ferrers and Burnham-on-Crouch. For the sailing or power boating enthusiast there are a range of sailing clubs along the River Blackwater with marinas at the nearby villages of Bradwell-on-Sea and Mayland. Rail services can be found along the Southminster branch line with direct services into London Liverpool Street (at peak times). The A130 is a short drive away giving easy access to the A13, A127, A12 and M25.

### 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.

GROUND FLOOR

1ST 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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