



Fairway Drive, Burnham-on-Crouch, Essex CM0 8PN
Price £550,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Set centrally within one of Burnham's most favoured developments in the heart of Burnham is this detached family home offering substantially sized living accommodation throughout, superb potential and a stunning south westerly facing rear garden. The property does require a small degree of modernisation, however, offers generously sized and spacious living accommodation commencing on the ground floor with an entrance hall leading to a dual aspect living room, cloakroom, study and 'L' shaped kitchen/diner with adjoining utility room. The first floor offers a light and airy landing providing access to a family bathroom as well as four well proportioned double bedrooms, the largest of which is complimented by an en-suite shower room and all of which offer built in wardrobes. Externally is a stunning and established rear garden while the frontage boasts a block paved driveway providing off road parking for numerous vehicles and access to a double garage. Interest in this property is expected to be high so an early inspection is strongly advised. Energy Rating D.

FIRST FLOOR:

LANDING:

Airing cupboard housing hot water cylinder, access to loft space, staircase down to ground floor, doors to:-

BEDROOM ONE:

11'11 x 11'7 (3.63m x 3.53m)

Double glazed window to front, radiator, built in sliding mirrored door wardrobes, wood effect flooring, door to:-

EN-SUITE:

Obscure double glazed window to front, radiator, three piece suite comprising fully tiled shower cubicle, close coupled WC and wash hand basin set on vanity unit with storage cupboard below, part tiled walls, wood effect flooring.

BEDROOM TWO:

10'5 x 8'5 (3.18m x 2.57m)

Double glazed window to front, radiator, built in sliding mirrored door wardrobes.

BEDROOM THREE:

11'11 x 6' (3.63m x 1.83m)

Double glazed window to rear, radiator, built in sliding mirrored door wardrobes.

BEDROOM FOUR:

10'2 x 7'7 (3.10m x 2.31m)

Double glazed window to rear, radiator, built in sliding mirrored door wardrobes.

FAMILY BATHROOM:

Obscure double glazed window to rear, radiator, three piece suite comprising panelled bath with mixer tap and shower over, pedestal wash hand basin and close coupled WC, part tiled walls.

GROUND FLOOR:

ENTRANCE HALL:

Obscure double glazed entrance door to front, small obscure double glazed window to side, radiator, staircase to first floor, built in under stairs storage cupboard, doors to:-

LIVING ROOM:

21'1 x 11'3 (6.43m x 3.43m)

Dual aspect room with double glazed sliding patio door opening on to rear garden and double glazed window to front, two radiators, gas fire with display mantle over.

CLOAKROOM:

Obscure double glazed window to front, radiator, two piece white suite comprising close coupled WC and wall mounted wash hand basin with tiled splash back.

STUDY:

9'11 x 9'6 (3.02m x 2.90m)

Double glazed bay window to rear, radiator.

'L' SHAPED KITCHEN/DINER:

21'1 max x 18' max (6.43m max x 5.49m max)

Dual aspect room with double glazed window to front from dining area and two double glazed windows to rear from kitchen, radiator, extensive range of matching wall and base mounted storage units, drawers and display cabinets, roll edge work surfaces with inset double bowl single drainer sink unit, range cooker to remain with extractor hood over, space and plumbing for American style fridge/freezer and dishwasher, door to:-

UTILITY ROOM:

7'8 x 7'5 (2.34m x 2.26m)

Obscure double glazed entrance door and window to rear, ceramic butler sink unit set on brick built plinths, wall mounted boiler, doors into rear of garage where space and plumbing can be found for washing machine and tumble dryer.

EXTERIOR:

REAR GARDEN:

Commencing a paved patio covered seating area leading to remainder which is predominantly laid to lawn with a variety of attractively planted beds to borders, further paved area to side leading to timber storage shed, electric remote controlled awnings

extending off both kitchen windows, matching side access path with gate leading to front and obscure double glazed personal door into side of:-

DOUBLE GARAGE:

Twin up and over doors to front, power and light connected, overhead storage area, space and plumbing for washing machine and tumble dryer, personal door to side, door at rear into utility room.

FRONTAGE:

Impressive frontage offering extensive off road parking for numerous vehicles via a block paved driveway with attractively planted beds to borders, side access path and gate leading to rear garden, access to garage.

TENURE & COUNCIL TAX INFORMATION:

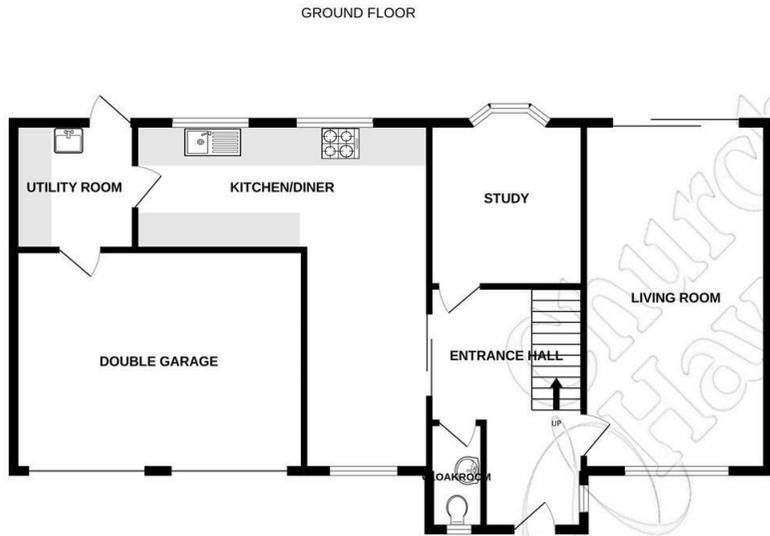
Please note this property is freehold and Council Tax Band F.

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 7,500 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 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.



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.
 Made with Metropix ©2022

