



Endeavour Way, Burnham-on-Crouch , CM0 8FY
Offers in excess of £575,000

Church & Hawes
Est.1977
Estate Agents, Valuers, Letting & Management Agents

Built by Messrs. David Wilson Homes on the ever sought after and executive Corinthian Place development on the fringes of Burnham is this quite superb and vastly improved detached family home. Offering light, airy and spacious living accommodation throughout commencing on the ground floor with an inviting entrance hall leading to a triple aspect living room, cloakroom, study and simply stunning kitchen/diner which has been upgraded and refitted by the present owners with integrated 'Neff' appliances and an adjoining utility room. The first floor then offers a spacious landing leading to an impressive four piece family bathroom and **FOUR DOUBLE BEDROOMS** one of which is complimented by an en-suite shower room. Externally, the property enjoys a well presented unoverlooked rear garden ideal for entertaining while a large, open frontage provides extensive off road parking for numerous vehicles and access to a garage. Due to the larger than average frontage, the property sits well back from the road with picturesque fields opposite which really provide a feeling of space, not typical of other modern developments. The development also offers a child's adventure play park within walking distance of the property in addition to convenient access to local schools and shops, pubs and restaurants set along Burnham's historic High Street and banks of the River Crouch for sailing/yachting enthusiasts. The property also has the added benefit of 5 years remaining on its NHBC structural warranty. An early inspection of this property is strongly advised to fully appreciate the size and standard of living accommodation this property has to offer. Energy Rating B.



FIRST FLOOR:

LANDING:

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

BEDROOM 1: 17'6 x 12'2 (5.33m x 3.71m)

Dual aspect room with double glazed windows to either side, both with fitted shutters, radiator, built in wardrobes, door to:

EN-SUITE: 6'9 x 5'7 (2.06m x 1.70m)

Obscure double glazed window to rear with fitted shutter, heated towel rail, 3 piece white suite comprising fully tiled walk-in shower with sliding glass door/screen and dual function shower, pedestal wash hand basin and close coupled WC, part tiled walls, tiled floor, inset downlights, extractor fan.

BEDROOM 2: 14'6 x 9'4 (4.42m x 2.84m)

Dual aspect room with double glazed windows to front and side, both with fitted shutters, radiator, built in storage cupboard.

BEDROOM 3: 11'5 x 10'8 (3.48m x 3.25m)

Double glazed window to front with fitted shutters, radiator.

BEDROOM 4: 13'4 x 8'11 max (4.06m x 2.72m max)

Double glazed window to rear with fitted shutter, radiator, wood effect floor.

FAMILY BATHROOM: 8'9 x 6'8 (2.67m x 2.03m)

Obscure double glazed window to front, heated towel rail, 4 piece white suite comprising fully tiled shower cubicle with bi fold glass door, panelled bath with mixer tap, close coupled WC and pedestal wash hand basin with wall mounted cabinet over, part tiled walls, tiled floor, extractor fan.

GROUND FLOOR:

ENTRANCE HALL:

Obscure double glazed entrance door to front, radiator, built in double storage cupboard, tiled floor, staircase to first floor, doors to:

KITCHEN/DINER: 19'10 + bay x 13'4 (6.05m + bay x 4.06m)

Double glazed French style doors opening onto rear garden, double glazed bay window to front with fitted shutters, 2 radiators, extensive range of matching 'Shaker' style wall and base mounted storage units and drawers, laminate work surfaces with inset 1 1/2 bowl/single drainer sink unit, built in Neff 5-ring electric induction hob with extractor over, built in eye level Neff double oven, integrated fridge/freezer and dishwasher, central island unit with storage units below, matching larder cupboard, part tiled splash backs, wood effect floor, door to:

UTILITY: 6'4 x 5'4 (1.93m x 1.63m)

Obscure double glazed entrance door to rear, radiator, range of matching wall and base mounted 'Shaker' style storage units, laminate work surfaces with tiled splashback and space and plumbing below for washing machine and tumble dryer, wood effect floor, extractor fan.

LIVING ROOM: 18'5 x 12'2 (5.61m x 3.71m)

Triple aspect room with double glazed French style doors to side opening onto rear garden and double glazed windows to other side and rear all with fitted shutters, 2 radiators, wood effect floor.

CLOAKROOM: 6'5 x 3'2 (1.96m x 0.97m)

Obscure double glazed window to side, radiator, 2 piece white suite comprising close coupled WC and pedestal wash hand basin with tiled splashback, wood effect floor.

STUDY: 9'3 x 9'1 (2.82m x 2.77m)

Double glazed window to front with fitted shutters, radiator, wood effect floor.

EXTERIOR:

REAR GARDEN:

Commencing with a paved patio seating area leading to remainder which is predominantly laid to lawn with raised decked seating area to one corner, brick built bbq area with path leading to personal door into side of garage, exterior cold water tap and lighting, side access gate leading to:

FRONTAGE:

Large block paved driveway providing off road parking for numerous vehicles, remainder of frontage is mainly laid to lawn, side access gate into rear garden, access to:

GARAGE:

Up and over door to front, power and light connected, overhead storage timbers, obscure double glazed personal door to side.

TENURE & COUNCIL TAX:

This property is being sold freehold and is 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,

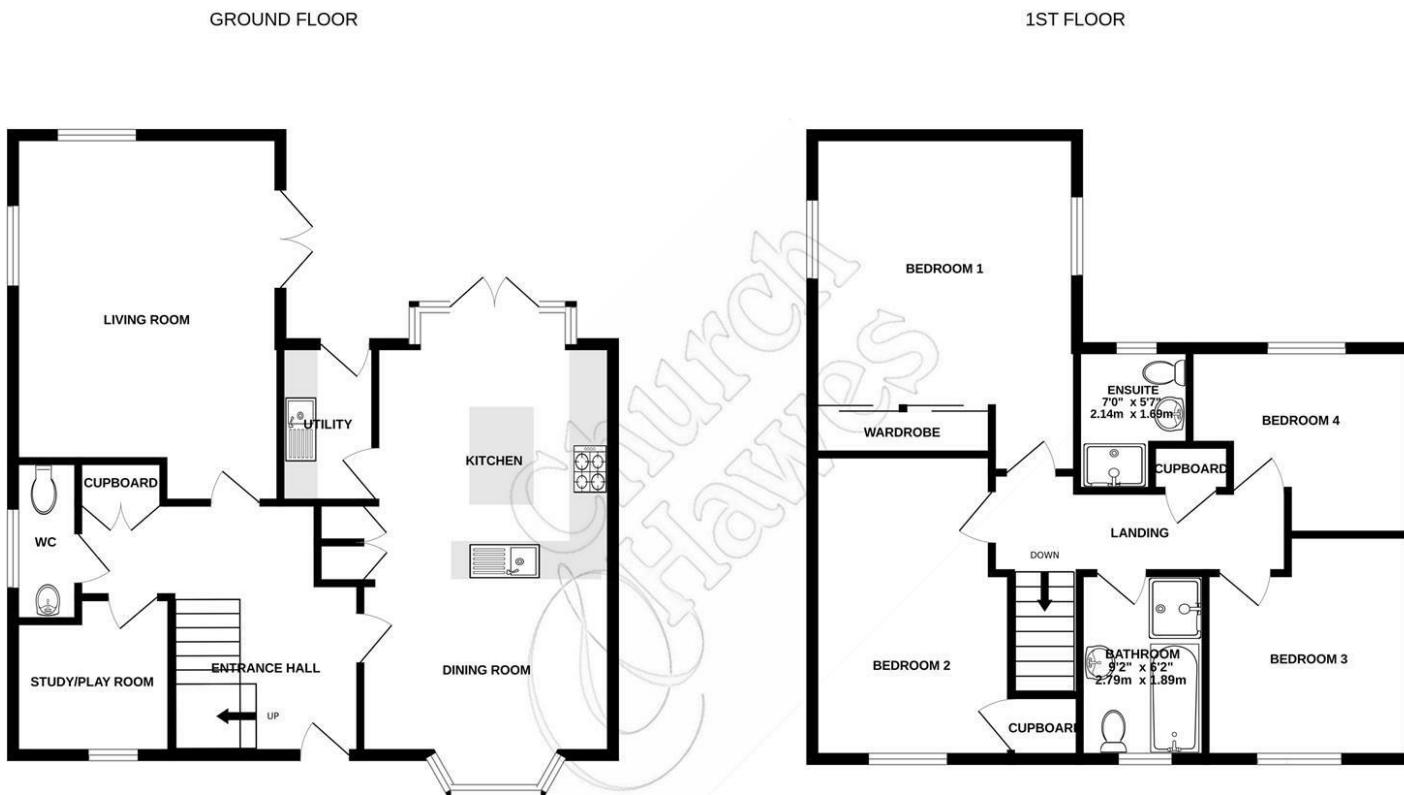
several boatyards, three yacht clubs (including the Royal Corinthian & Royal Burnham), two supermarkets and numerous individual shops, public houses and restaurants. There is a railway station on the Southminster branch line with direct commuter trains into London Liverpool Street (at peak times). The 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 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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