



Bouvel Drive, Burnham-On-Crouch, Essex CM0 8TW
Guide price £575,000

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

Guide £575,000 - £600,000 **STYLISHLY IMPROVED DETACHED FAMILY HOME ON DESIRABLE CORNER PLOT POSITION** Occupying an enviable and substantial corner plot, the garden of which has been superbly maintained throughout, is this simply stunning detached family home positioned on the ever sought after Cobbins development on the fringes of Burnham. The property has been vastly improved and wonderfully maintained throughout by the present owners and offers spacious living accommodation throughout commencing on the ground floor with an entrance porch leading to a hallway which in turn provides access to a dual aspect living room with impressive conservatory with vaulted ceiling at its rear, cloakroom and stunning refitted kitchen/diner with integrated appliances and adjacent utility room.. The first floor comprises a landing leading to a family bathroom and four well proportioned double bedrooms, two of which are complimented by refitted en-suite shower rooms. Externally, the property enjoys the aforementioned generously sized rear garden offering a variety of seating/entertaining areas as well as two timber outbuildings while a substantial frontage, which measures a max. of 100', provides extensive off road parking via a block paved driveway and access to a detached double garage. Properties in this sought after location generally experience a high level of demand so an early inspection is strongly advised. Energy Rating C.

FIRST FLOOR:

BEDROOM ONE:

13'6 x 11'11 (4.11m x 3.63m)

Double glazed window to front, radiator, 2 double built in wardrobes, door to:

EN-SUITE:

6'10 x 6'9 (2.08m x 2.06m)

Obscure double glazed window to front, refitted 3 piece white suite comprising fully tiled corner curved shower cubicle with sliding glass doors, WC with concealed cistern and wash hand basin set on vanity unit with storage drawers below and wall mounted illuminated mirror over, fully tiled walls and flooring, heated chrome ladder towel rail, inset downlights, extractor fan.

BEDROOM TWO:

11'10 x 9'3 (3.61m x 2.82m)

Double glazed window to rear overlooking garden, radiator, fitted wardrobes to remain with inset lighting, further built in storage cupboard/wardrobe, door to:

EN-SUITE:

Obscure double glazed window to side, 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 drawers below and tiled splash back and wall mounted cabinet over, tiled walls and floor, inset down lights.

BEDROOM THREE:

11'11 x 9'8 (3.63m x 2.95m)

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

BEDROOM FOUR:

11'10 x 7'4 (3.61m x 2.24m)

Double glazed window to rear, radiator, this room is currently used as an office and is therefore fully equipped with a range of built in office furniture including both and wall and base mounted storage units and desk.

FAMILY BATHROOM:

7' x 5'10 (2.13m x 1.78m)

Obscure double glazed window to rear, 3 piece white suite comprising panelled bath with mixer tap and shower attachment, close coupled WC and pedestal wash hand basin with freestanding storage unit below, part tiled walls, heated chrome ladder towel rail, inset downlights, extractor fan.

LANDING:

Access to loft space which is part boarded with power and light connected, radiator, airing cupboard housing 'mega flow' pressurised hot water cylinder with immersion heater, oak rail and brushed nickel balustrade staircase leading to:

GROUND FLOOR:

ENTRANCE PORCH:

6 x 2'6 (1.83m x 0.76m)

Double glazed entrance door opening to front, tiled flooring, part glazed solid oak entrance door with side light windows opening to:

HALLWAY:

13'7 x 6'10 (4.14m x 2.08m)

Radiator, wood effect flooring with inset coconut mat, staircase to first floor with built in storage cupboard below, doors to:

CLOAKROOM:

6'10 x 2'10 (2.08m x 0.86m)

Radiator, refitted two piece white suite comprising WC with concealed cistern and wash hand basin set on vanity style unit with tiled splashback and mirror over, wood effect flooring, inset downlights, extractor fan.

LIVING ROOM:

23'4 x 11'8 (7.11m x 3.56m)

Dual aspect room with double glazed windows to front and side, 2 radiators, gas flame fire set in marble hearth and inlay with stone surround, extensive range of built in low level storage cupboards and shelving, fully glazed sliding doors opening to:

CONSERVATORY:

12' x 9'3 (3.66m x 2.82m)

Brick built base with the remainder of UPvc construction, vaulted ceiling with inset down lights, part glazed double doors opening to rear garden.

KITCHEN/DINER:

23'3 x 11'8 (7.09m x 3.56m)

Dual aspect room with double glazed windows to front and rear, radiator, 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 5 ring electric hob extractor hood over and glass splash back, built in eye level double oven, integrated dishwasher, space for fridge/freezer, breakfast bar to dining area, 'Karndean' wood effect flooring, door to:-

UTILITY ROOM:

6'10 x 6'8 (2.08m x 2.03m)

Part glazed entrance door opening to rear garden, laminate work surface with inset single bowl single drainer sink unit with extendable flexi tap over, continuation of 'Shaker' style wall and base mounted storage units with concealed gas fired boiler, space and plumbing for washing machine and tumble dryer, 'Karndean' wood effect flooring.

EXTERIOR - REAR GARDEN:

A beautifully tendered and much improved south westerly facing rear garden which is accessed via a side gate and commences with a large paved patio seating area. The remainder of the rear garden is predominately laid to lawn with feature raised flower and shrub beds. To the rear of the garden is a composite decked terrace with timber pergola over, an ideal private seating/sunbathing area. Wrapping around one side of the property is a further paved area housing two timber outbuildings, one of which is a storage shed/summerhouse and the other a potential office , both of which have power and light connected and a timber summerhouse. On the other side adjacent to the garage is a gated area from the front ideal for storage and bins.

FRONTAGE:

Measuring in excess of a 100' wide is this independently accessed block paved driveway providing extensive off road parking for several vehicles, there is a decorative shingled plant bed immediately in front of the house and a further lawn and planted shrub bed to the other side of the property, to side of the garage is a gated storage area ideal for bins.

DETACHED DOUBLE GARAGE:

17'9 x 17'6 (5.41m x 5.38m)

Twin up and over doors to front, power and light connected, eaves storage space, personal door opening to rear garden.

TENURE & COUNCIL TAX:

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

BURNHAM-ON-CROUCH:

The town of Burnham-on-Crouch is situated on the banks of the River Crouch. Historically the town was first a ferry port, subsequently becoming a fishing port known for its oyster beds, and most recently a renowned yachting centre hosting the famous 'Burnham Week' at the end of August. The town has a population of little over 7,500, is the principal settlement in the Dengie peninsula and is consequently able to boast many amenities that are uncommon in small towns. These include two primary schools and an academy secondary school, cinema, Burnham yacht harbour/marina, several boatyards, four yacht clubs (including the Royal Corinthian & Royal Burnham), two supermarkets, no less than nine public houses, numerous restaurants and shops. 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 Creekside on the outskirts of Burnham and enjoys breathtaking views over the Crouch Valley and River Crouch.

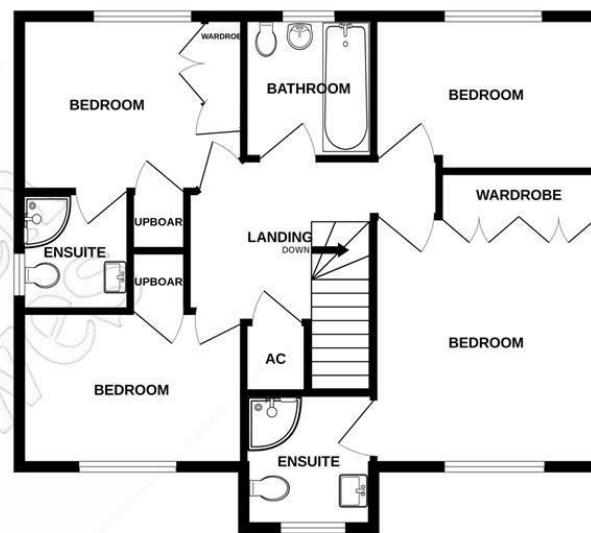
AGENTS NOTES:

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.

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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