



45 Dunkirk Road, Burnham-on-Crouch , Essex CM0 8LG
Price £360,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Offering a prime position for Burnham Primary School and within walking distance of the historic High Street and River Crouch is this vastly improved, extended and wonderfully maintained semi-detached family home. The property has undergone significant improvements by the present owner including replacement double glazing throughout and enjoys deceptively spacious living accommodation commencing on the ground floor with a light and airy entrance hall leading to a kitchen with pantry cupboard, cloakroom and living room which opens to an impressive sitting/dining room with vaulted ceiling. The first floor then offers a spacious landing leading to three generously sized bedrooms in addition to a refitted family bathroom. Externally, the property enjoys a good size, yet low maintenance rear garden while the frontage has been tastefully block paved providing off road parking for several vehicles and access to a garage. Interest in this property is expected to be high so an early inspection is strongly advised. Energy Rating D.

FIRST FLOOR:

LANDING:

Double glazed window to side, built in storage cupboard, access to loft space, staircase down to ground floor, doors to:-

BEDROOM ONE: 13'7 x 10'2 (4.14m x 3.10m)

Double glazed window to rear, radiator.

BEDROOM TWO: 12'1 x 10'10 (3.68m x 3.30m)

Double glazed window to front, radiator.

BEDROOM THREE: 8'10 x 6'10 (2.69m x 2.08m)

Double glazed window to rear, radiator.

FAMILY BATHROOM:

Obscure double glazed window to side, radiator, refitted three piece white suite comprising panelled bath with mixer tap, shower over and glass screen, WC with concealed cistern and wash hand basin set on vanity unit with storage cupboard below, tiled walls, wood effect flooring, inset down lights.

GROUND FLOOR:

ENTRANCE HALL:

Obscure double glazed entrance door and window to front, radiator, built in double storage cupboard and further built in single storage cupboard, staircase to first floor, wood effect flooring, doors to:-

CLOAKROOM:

Obscure double glazed window to front, two piece white suite comprising low level WC and corner wall mounted wash hand basin, tiled walls, continuation of wood effect flooring.

KITCHEN: 10'3 x 9'4 (3.12m x 2.84m)

Double glazed window to front, extensive range of matching wall and base mounted storage units and drawers, roll edge work surfaces with inset 1 1/2 bowl single drainer sink unit, space for fridge/freezer and cooker, matching stacked cupboard units housing space and plumbing for washing machine and tumble dryer, integrated dishwasher, built in pantry cupboard, tiled walls and floor.

LIVING ROOM: 17'4 x 11'10 (5.28m x 3.61m)

Radiator, wood effect flooring, built in under stairs storage cupboard, opening to:-

SITTING/DINING ROOM: 18'5 x 10'9 (5.61m x 3.28m)

Double glazed French style doors opening on to rear garden, double glazed

windows to side and rear, double glazed Velux windows to ceiling, two vertical radiators, wood effect flooring, inset down lights set into vaulted ceiling.

EXTERIOR:

REAR GARDEN:

Low maintenance garden which is predominantly paved throughout with a variety of raised beds to borders, raised fish pond, step up leading to timber storage shed, external power points and cold water tap, double glazed double doors into rear of:-

GARAGE:

Up and over door to front, power and light connect, double glazed personal door to rear opening on to rear garden, accessed via:-

FRONTAGE:

The frontage is predominantly block paved throughout providing off road parking for several vehicles with a planted bed to border and access to garage.

TENURE AND COUNCIL TAX INFORMATION:

This property is being sold freehold and is Council Tax Band C.

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.

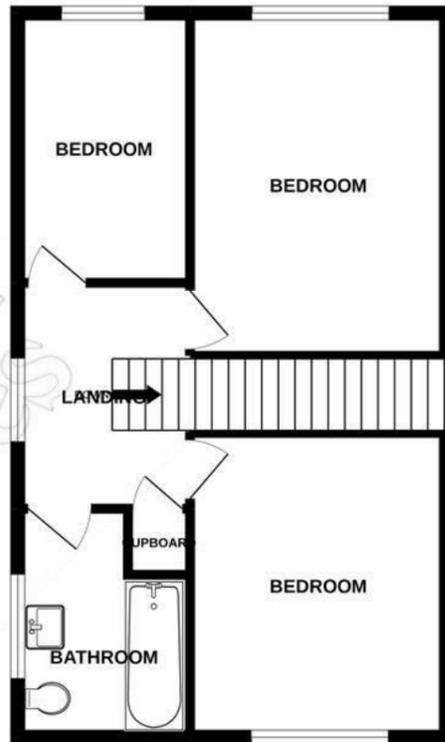
AGENTS NOTES:

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.



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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