



Burnham Road, Southminster, Essex CM0 7BL
Price £850,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

****STUNNING 0.43 ACRE PLOT WITH DETACHED TWO STOREY ANNEX**** With origins dating back to the 1600's is this quite stunning detached residence set with easy reach of both the sought after village of Southminster and the picturesque waterside town of Burnham-on-Crouch. The property offers substantially sized, well presented and extended living accommodation throughout with an impressive reception hall on the ground floor providing access to a living room, office, impressive kitchen with integrated appliances, conservatory, utility room, cloakroom, family bathroom and two of five well proportioned bedrooms. The first floor then offer a landing leading to a shower room and three further double bedrooms, the largest of which is complimented by French doors opening on to a Juliet balcony at the rear and therefore enjoying far reaching countryside views in addition to an en-suite shower room and impressive walk in wardrobe/dressing room. Externally the property enjoys mature and well stocked picturesque gardens to both the rear and both sides of the property as well as access to a fully DETACHED TWO STOREY ANNEX. This fantastic space features double glazing and heating with accommodation comprising an open plan living room/kitchen leading to a double bedroom with adjoining shower room. The first floor then offers a light and airy versatile space which could be utilised as either another bedroom, games room or store room. This building offers an ideal living space for an elderly relative or younger person not quite ready to move out of the family home, but wanting their own space. Other features of the rear garden include access into the rear of a detached garage/workshop while the frontage offers extensive off road parking for numerous vehicles. Viewing this quite unique property is an opportunity not to be missed so an early inspection is strongly advised. Energy Rating D.

FIRST FLOOR:

LANDING:

Split level staircase with double glazed windows to side, staircase down to ground floor, access to loft space, airing cupboard housing hot water cylinder, solid oak floor, doors to:

BEDROOM 1:

20'8 x 14'1 (6.30m x 4.29m)

Dual aspect room with double glazed French style doors opening onto Juliet balcony at rear and double glazed window to side, 2 radiators, built in eaves storage cupboard, doors to:

DRESSING ROOM/WALK-IN WARDROBE:

16'3 x 6'1 (4.95m x 1.85m)

Double glazed Velux window to front, radiator, fitted with extensive range of wardrobes and storage units and hanging space, inset down lights.

EN-SUITE:

Obscure double glazed Velux window to front, chrome heated towel rail, 3 piece white suite comprising pedestal wash hand basin, close coupled WC and fully tiled curved corner shower with multi function shower and sliding glass door, tiled walls and floor, inset downlights, extractor fan.

SHOWER ROOM:

Obscure double glazed Velux window to rear, chrome heated towel rail, 3 piece white suite comprising pedestal wash hand basin with wall mounted cabinet over, close coupled WC and fully tiled curved corner shower with sliding glass doors, tiled walls and floor, inset downlights, extractor fan.

BEDROOM 2:

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

Double glazed window to rear, radiator, built in wardrobe, solid oak floor.

BEDROOM 3:

11'7 max x 9'2 (3.53m max x 2.79m)

Double glazed window to front, radiator, 2 built in wardrobes, solid oak floor.

GROUND FLOOR:

ENTRANCE HALL:

Part obscure double glazed entrance door with double glazed windows either side, 2 radiators, staircase to first floor, built in under stairs storage cupboard, further built in cloaks cupboard, solid oak floor, doors to:

BEDROOM 4:

12' x 9'2 (3.66m x 2.79m)

Double glazed window to front, radiator, solid oak floor.

UTILITY ROOM:

9'3 x 6'8 (2.82m x 2.03m)

Double glazed entrance door and window to rear, radiator, range of matching wall and base mounted storage units, 2 of which house fridge/freezer, washing machine and tumble dryer, Country style wooden work surfaces with inset single bowl white ceramic sink unit with mixer tap over and tiled splashback, tiled floor, inset downlights.

CLOAKROOM:

Obscure double glazed window to rear, radiator, 2 piece white suite comprising close coupled WC and wash hand basin set on vanity unit with storage cupboard below, tiled walls and floor, inset downlights, extractor fan.

BEDROOM 5:

13'7 + wardrobe depth x 8'2 (4.14m + wardrobe depth x 2.49m)

Double glazed window to rear, radiator, bank of built in wardrobes and drawers.

FAMILY BATHROOM:

Obscure double glazed window to rear, chrome heated towel rail, 4 piece white suite comprising Jacuzzi bath set in tiled surround with antique style mixer tap and shower attachment, fully tiled curved corner shower with sliding glass doors, wash hand basin set on vanity unit with storage cupboards and drawers below, WC with concealed cistern, tiled walls and floor, inset downlights, extractor fan.

DINING ROOM:

14'11 x 9'10 (4.55m x 3.00m)

Double glazed window to front, radiator.

LIVING ROOM:

14'6 x 14'2 (4.42m x 4.32m)

Dual aspect room with double glazed windows to front and side, radiator, gas fire with display mantle over.

OFFICE:

9'4 x 7'3 (2.84m x 2.21m)

Double glazed window to side, radiator, built in office furniture including desk, storage units and book shelves, further built in storage cupboard, solid oak floor.

KITCHEN/BREAKFAST ROOM:

13'6 x 13'3 (4.11m x 4.04m)

Dual aspect room with double glazed windows to both sides, radiator, extensive range of Country style wall and base mounted storage units and drawers, granite work surfaces with inset double bowl ceramic sink unit, Britannia range oven to remain with gas hob. electric oven and extractor over, integrated fridge/freezer, dishwasher and microwave, tiled floor, inset downlights, glazed double doors to:

CONSERVATORY:

12'5 x 12'1 (3.78m x 3.68m)

Double glazed entrance door to either side, double glazed windows to all aspects, radiator, inset down lights, tiled floor.

EXTERIOR:

REAR GARDEN:

Commencing with a large paved patio seating area leading to remainder which is predominantly laid to lawn with a variety of well stocked beds and trees planted throughout, to one side is a further block paved seating area leading to a 15' greenhouse, timber storage shed and screened area housing Calor gas tank, other side leads to further wildlife/vegetation area, access to:

ANNEXE:

LIVING ROOM/KITCHEN:

19'8 x 17'3 (5.99m x 5.26m)

Double glazed French style doors to side, double glazed window to side from kitchen area with extensive range of matching wall and base mounted storage units and drawers, roll edged work surfaces with inset 1 ½ bowl/single drainer sink unit, built in 4-ring electric hob with extractor hood over, built in eye level double oven, integrated fridge, part tiled walls and floor, built in storage cupboard, staircase to first floor, door to:

BEDROOM:

10'9 x 9'3 (3.28m x 2.82m)

Double glazed windows to side and rear, wall mounted electric radiator, door to:

SHOWER ROOM:

Obscure double glazed window to rear, heated towel rail, 3 piece white suite comprising fully tiled shower with sliding glass door, WC with concealed cistern and wash hand basin set on vanity unit with storage cupboards below, wood effect floor, extractor fan.

FIRST FLOOR BEDROOM:

27'2 x 13'10 (restricted head height) (8.28m x 4.22m (restricted head height))

Dual aspect room with 2 double glazed Velux windows to side and double glazed window to rear, array of built in storage cupboards, wood effect floor, staircase down to ground floor.

GARAGE/WORKSHOP:

Twin wide opening doors to front which have been boarded over internally. The workshop is equipped with a range of work benches and shelving/storage areas and has power and light connected.

FRONTAGE:

Large block paved driveway providing extensive off road parking for several vehicles leading to the garage/workshop. Side access to both sides of the property leading to gardens

TENURE & COUNCIL TAX INFORMATION:

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

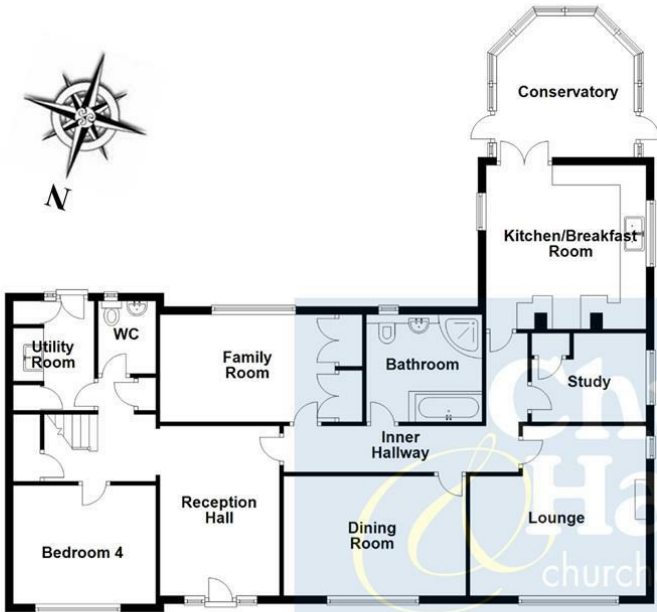
SOLAR PANELS:

We are informed that solar photovoltaics (Solar PV system) are fitted to this property and would advise interested parties to refer to the Energy Performance Certificate, your solicitor or surveyor for further clarification and information.

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



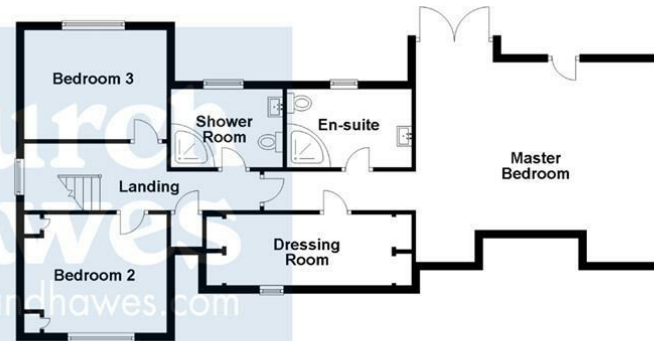
MAIN HOUSE APPROX INTERNAL FLOOR AREA
229 SQ M 2460 SQ FT

ANNEX APPROX INTERNAL FLOOR AREA
78 SQ M 867 SQ FT

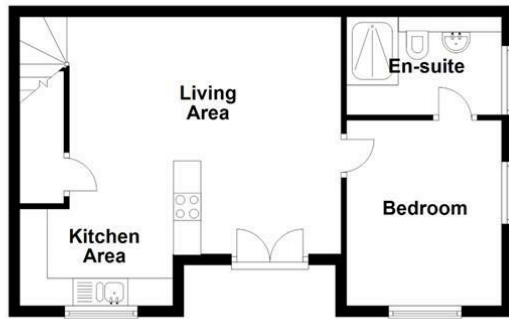
This plan is for layout guidance only and is **NOT TO SCALE**. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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First Floor



Ground Floor



First Floor

