



Cobbins Close, Burnham-On-Crouch, Essex CM0 8SE
Offers in excess of £600,000

Church & Hawes
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Occupying an enviable plot approaching 0.3 of an acre with it's own private entrance within the sought after Cobbins development, on the fringes of Burnham is this detached bungalow which has recently undergone extensive renovation throughout as well as being extended, and is presented to the highest specification throughout. This most individual of settings commences with a private shingled driveway leading to the aforementioned bungalow in addition to a detached double garage. Aesthetically pleasing living accommodation commences with an oak framed storm porch to the front of the property, which then leads to a wonderfully light and airy reception hall with solid oak flooring. This then provides access to three spacious double bedrooms, one of which is complimented by an en-suite shower room. The remaining accommodation comprises a luxury four piece family bathroom, stunning kitchen/breakfast room with an array of integrated appliances, utility room and a dual aspect living room with lantern window providing a light and airy feel. The property sits centrally within the aforementioned 0.3 of an acre plot with garden to all aspects while extensive off road parking is on offer to the front of the property as well as a detached double garage. Further benefits include brand new fitted double glazing and doors and underfloor central heating. Energy Rating D. REGISTER YOUR INTEREST NOW!

RECEPTION HALL:

22'11 x 12'10 max (6.99m x 3.91m max)

Obscure double glazed composite entrance door to front with full height side light windows, built in double storage cupboard, solid oak floor, downlights, doors to:

BEDROOM 1:

12'10 x 10'6 (3.91m x 3.20m)

Double glazed window to side, inset downlights, door to:

EN-SUITE:

6'9 x 5'8 (2.06m x 1.73m)

Chrome heated towel rail, 3 piece white suite comprising fully tiled shower cubicle with dual function shower and glass screen, close coupled wc and vanity wash hand basin with storage cupboard below and wall mounted mirror with light over, part tiled walls, tiled floor, inset downlights, extractor fan.

BEDROOM 2:

13'1 x 11'9 (3.99m x 3.58m)

Double glazed bow window to front, inset downlights.

BEDROOM 3:

13'5 x 11' (4.09m x 3.35m)

Double glazed window to front, inset downlights.

CLOAKROOM:

Obscure double glazed window to front, 2 piece white suite comprising close coupled wc and vanity wash hand basin with storage cupboard below, continuation of solid oak floor, inset downlights.

FAMILY BATHROOM:

13'5 x 6'5 (4.09m x 1.96m)

Obscure double glazed window to side, chrome heated towel rail, 4 piece white suite comprising panelled bath with mixer tap and shower attachment, close coupled wc, vanity wash hand basin with storage cupboard below and wall mounted mirror with lighting over and fully tiled shower area with dual function shower and glass screen, part tiled walls, inset downlights, extractor fan.

KITCHEN/DINER:

18'9 x 11'10 (5.72m x 3.61m)

Two double glazed windows to rear, extensive range of 'Shaker' style champagne wall and base mounted storage units and drawers, quartz work surfaces with inset 1 ½ bowl sink with drainer grooves to side, built in 4-ring induction hob with extractor hood over, built in eye level double Neff oven, integrated fridge/freezer and dishwasher, continuation of solid oak floor, inset downlights, doors to:

UTILITY:

8'4 x 7'3 (2.54m x 2.21m)

Dual aspect room with double glazed entrance door to rear and double glazed window to side, 'Shaker' style champagne wall and base mounted storage units and drawers, quartz work surface with inset single bowl sink drainer unit, space and plumbing for washing machine and tumble dryer, continuation of solid oak floor, sliding oak door to large cupboard housing gas fired combination boiler and hot water cylinder, continuation of solid oak floor, inset downlights, extractor fan.

LIVING ROOM:

17'8 x 13'5 (5.38m x 4.09m)

Dual aspect room with double glazed French style doors opening onto garden and double glazed window to rear, imposing double glazed roof lantern, continuation of solid oak floor, inset downlights.

EXTERIOR:

GARDENS:

The bungalow sits centrally within a private plot measuring approximately 0.3 of an acre and is predominantly laid to lawn surround the property with attractive and established planted beds to it borders, external cold water tap, open to:-

FRONTAGE:

The property is approached via a large private shingled driveway which opens a frontage which provides extensive off road parking and access to:-

DETACHED DOUBLE GARAGE:

Twin electric up and over doors to front, obscure double glazed personal door to side, overhead storage timbers.

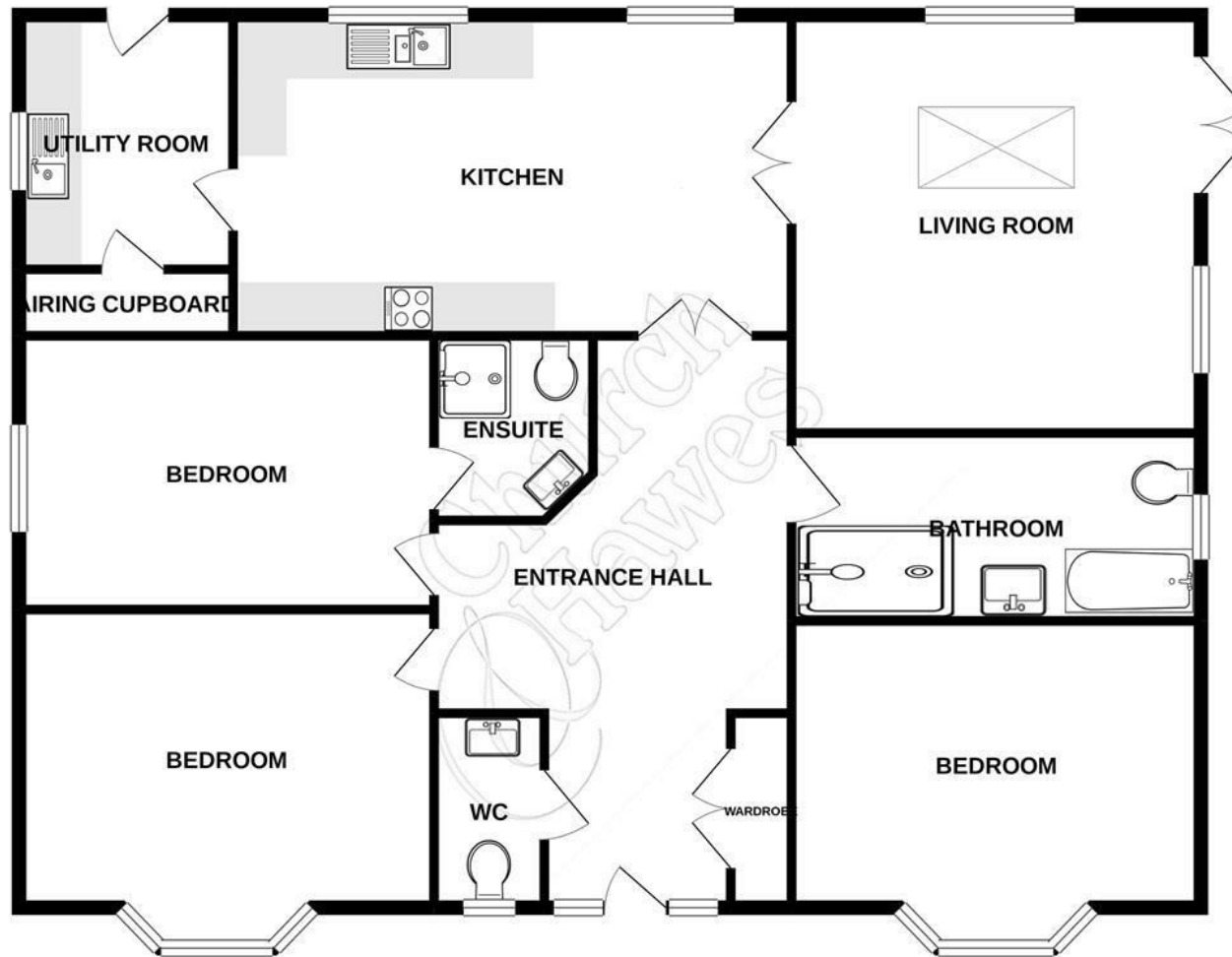
BURNHAM-ON-CROUCH:

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 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
1750 sq.ft. (162.6 sq.m.) approx.



TOTAL FLOOR AREA : 1750 sq.ft. (162.6 sq.m.) approx.

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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