

32 Sea View Promenade, St. Lawrence, CM0 7NE

£600,000

- Detached family home
- Three double bedrooms
- Garage
- No onward chain
- Panoramic river views
- Outbuiding
- Access to slipway
- Balcony

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Offering PANORAMIC VIEWS ACROSS THE BLACKWATER ESTUARY from Bradwell to Osea Island and beyond, this DETACHED RESIDENCE affords versatile living in a sought after private turning. With a SLIPWAY direct to the river, this property has endless lifestyle opportunities.



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Council Tax Band:



Front Terrace

Paved Patio steps leading to entrance door, wall mounted shower perfect for post water activities or dog walking.

Entrance Hall

9'10 x 5'10

Double glazed entrance door to side. Double glazed window to side. Storage cupboard. Tiled floor.

Cloakroom/Utility

5'9 x 5'

Double glazed window to front, wall and base units with work surfaces, sink with tiled splash-backs. Space for washing machine and tumble dryer. Low level w/c. Chrome effect heated towel rail.

Hallway

16'4 x 8'6

Double glazed window to side. Solid oak staircase with glass screen leading to first floor. Karndean flooring. Electric radiator. Doors leading to bedrooms and bathroom, door to rear garden.

Bedroom

14'6 x 10'2

Double glazed windows to front and side, large walk in wardrobe with potential for an ensuite conversion.

Bedroom

10'2 x 7'10

Double glazed window to side. Electric radiator.

Bedroom

10'2 x 9'10

Double glazed window to rear. Electric Radiator.

Bathroom

Obscure double glazed window to side, panel bath with shower over, wash basin and low level WC. Tiled walls and floor. Heated towel rail.

First floor

Open plan kitchen and family room

35' x 15'8

Velux windows to sides. Double glazed window to rear. Double glazed double doors leading to balcony with panoramic views across the Blackwater estuary. Bio oil fireplace, eaves storage, Karndean flooring. Loft access with potential to convert to an additional room (stp)

Kitchen area

High gloss black wall and base units solid oak work

surfaces. Inset sink and drainer. Integrated dishwasher. Space for range-style cooker and american style fridge-freezer. Karndean flooring.

Exterior

Frontage

Driveway providing off road parking for multiple cars, or a boat or motorhome. Remainder laid to lawn. Outside lighting. Access to triple garage. Side access to rear. Opposite the access road is an additional lawned garden area. ACCESS TO THE RIVER is also provided via the COMMUNAL SLIPWAY.

Workshop/Office

15'8 x 8'6

Double glazed window and door to side, power and light, door leading to triple garage.

Triple garage

21'11 x 15'5

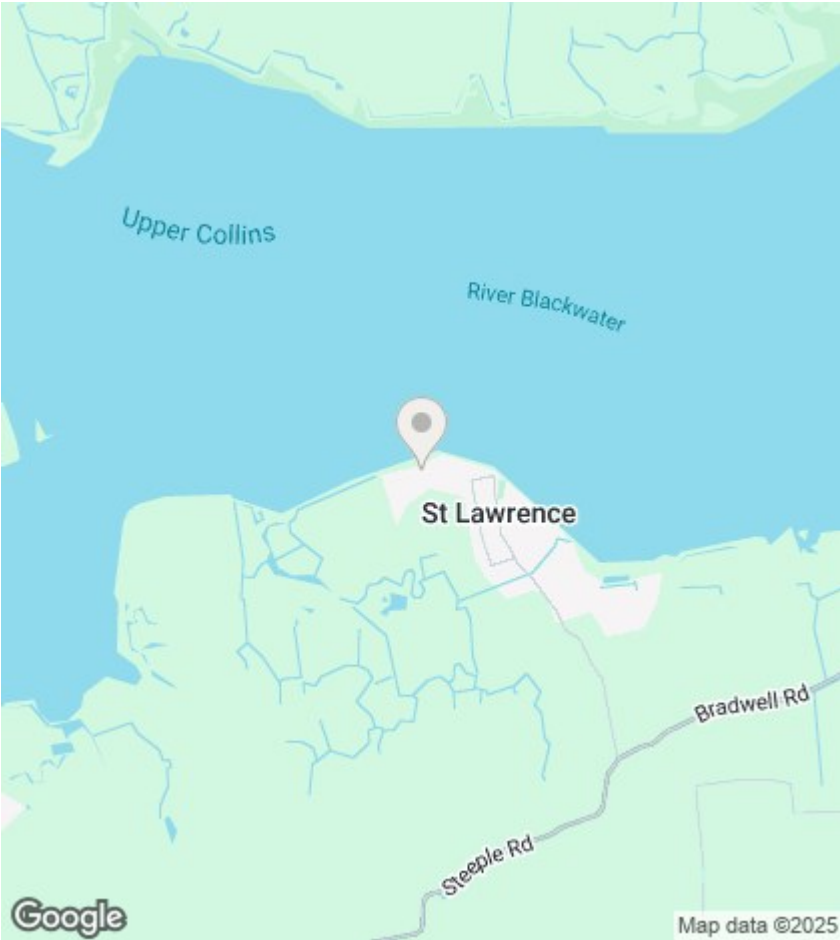
Electric roller door. Power and lighting connect. Mains water connected.

Rear garden

Steps lead from property to a hardstanding rear garden, with vehicular access to front from both sides.

Single garage

Up and over door to front.



Directions

Viewings

Viewings by arrangement only. Call 01621 738738 to make an appointment.

EPC Rating:

G

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	19	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC