



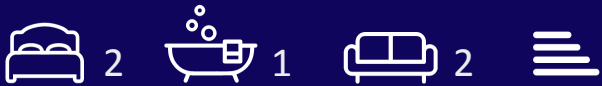
8A Ship Road, Burnham-On-Crouch, CM0 8JX

£400,000

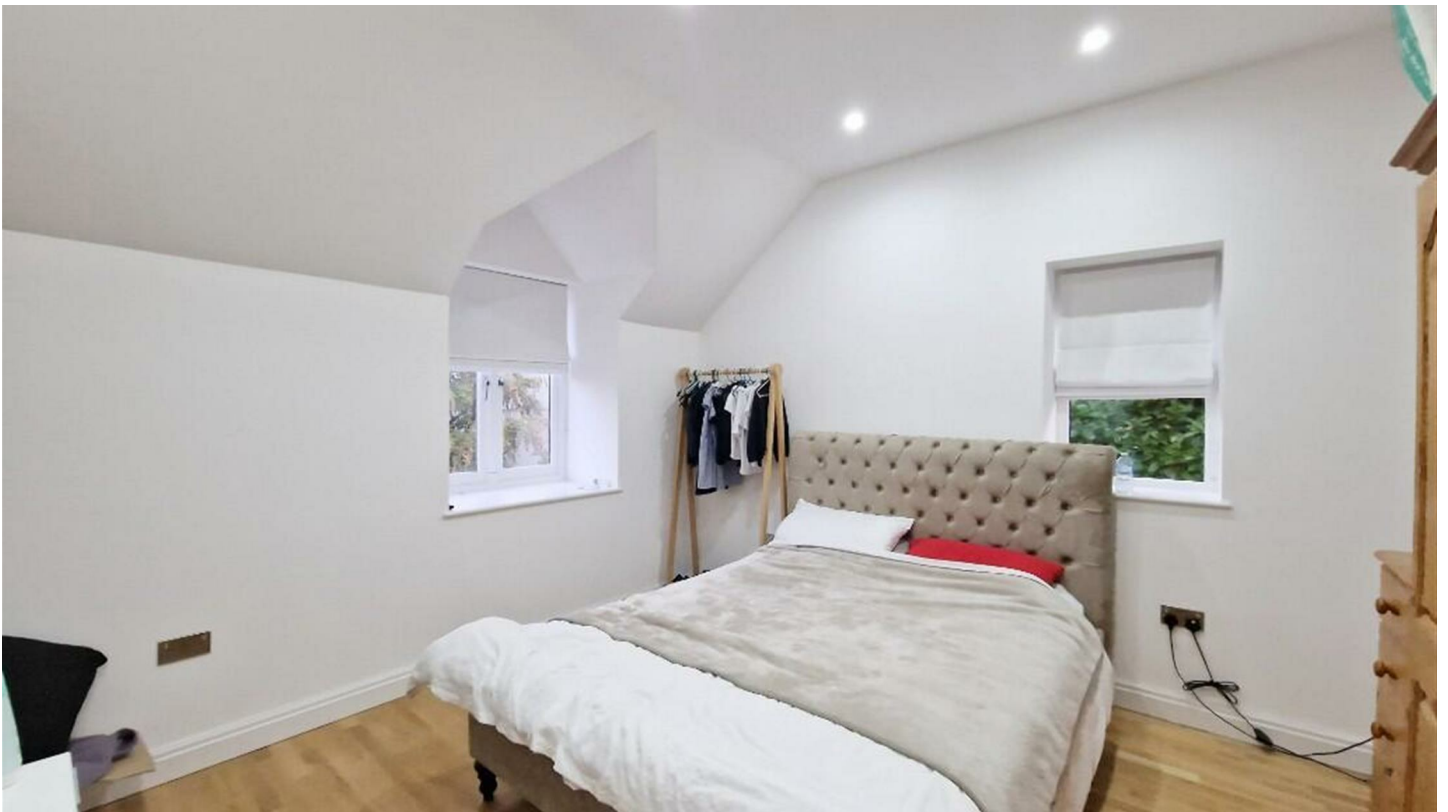
- Detached family home
- Eco friendly B rating
- Open plan living
- Driveway
- No onward chain
- Two double bedrooms
- Modern fitted kitchen
- West facing garden
- Moments from high street and river

8A Ship Road, Burnham-On-Crouch CM0 8JX

Offered with NO ONWARD CHAIN, this recently built DETACHED HOUSE, boasting a HIGHLY EFFICIENT B EPC RATING is situated MOMENTS FROM BURNHAM HIGH STREET, and river beyond. Nestled in on of the towns sought after turnings, the two bedroom home offers OFF STREET PARKING, and a WEST FACING REAR GARDEN. Originally DESIGNED BY A LOCAL ARCHITECT, the property has an unbelievably spacious feel, and fills with natural light. A viewing is highly recommended to APPRECIATE THE SIZE AND STANDARD OF ACCOMMODATION.



Council Tax Band:



Entrance:-

Part glazed composite door from driveway opening to living room.

Living Room:-

21'6 x 13'7

Two double glazed windows to front, built in storage cupboard, stairs to first floor, wood floor, air conditioning/heater unit, door to cloakroom, open plan to kitchen/diner, inset downlights.

Cloakroom:-

Two piece white suite comprising close coupled wc and wash hand basin set on vanity unit with storage cupboard below and tiled splashback, part tiled walls, tiled floor, inset downlights, extractor fan.

Kitchen/Diner:-

21'1 max x 15'10 > 8'7

Double glazed bifold doors off dining area opening to rear garden, double glazed windows to side and rear from kitchen, refitted kitchen comprising extensive range of matching 'Shaker' style wall and base mounted storage units and drawers, laminate work surfaces with inset 1 ½ bowl/single drainer composite sink unit, built in 4-ring electric hob, built in eye level double oven, integrated fridge/freezer, dishwasher and washing machine, air conditioning/heater unit, storage cupboard housing boiler, continuation of wood floor.

First floor landing:-

Access to loft space, solid oak staircase with double glazed window to rear, engineered oak floor, doors to:

Bedroom: -

12'1 x 12'1

Two double glazed windows to front and one to side, inset downlights, air conditioning/heater unit, engineered oak floor, open to recessed area ideal for desk unit.

Bedroom:-

12' x 9'

Double glazed windows to side, engineered oak floor, inset downlights, air conditioning/heater unit.

Family Bathroom:-

Obscure double glazed window to side, chrome heated towel rail, 4 piece white suite comprising fully tiled walk-in shower with sliding glass door and screen, free standing roll top bath with mixer tap attachment, close coupled wc and wash hand basin set on vanity unit with storage cupboard below, part tiled walls, tiled floor, inset downlights, extractor fan.

Exterior:-

Rear Garden:-

Low maintenance courtyard garden which is paved throughout, timber summer house/storage shed, exterior cold water tap and lighting, side access gate leading to:

Frontage:-

Block paved driveway providing off road parking for 2 vehicles to side, access gate into rear garden



Directions

Viewings

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

EPC Rating:

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		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 