



8 Thompson Avenue, Burnham-On-Crouch, CM0 8SG

Offers in the region of £350,000

- Semi detached house
- High spec kitchen breakfast room
- Ensuite shower room
- Gated driveway
- South facing garden
- Two double bedrooms
- Beautifully presented
- Ground floor cloakroom
- Electric car charger

8 Thompson Avenue, Burnham-On-Crouch CM0 8SG

Immaculate two bedroom home, finished to an exceptional standard

Built in 2022, this stunning semi detached property, with two double bedrooms, and ensuite shower room, offers modern living at its finest. Finished to a high specification throughout, the home has been stylishly decorated by the current owners, featuring beautiful panelled walls in the living room that add warmth and character.

The spacious, light-filled layout includes a contemporary kitchen, elegant bathroom, and generous bedrooms. Outside, a south-facing garden provides the perfect space for relaxation and entertaining, complemented by an outside power point and tap.

Practical features include a double length driveway, gated halfway for additional security, and with external power sockets, and electric car charging point, it ensures convenience and modern living.

This is a truly turn-key home, ideal for those seeking comfort, style, and efficiency in a desirable modern development.



Council Tax Band:



specification materials including the flooring, kitchen, and additional external power points. The house is in exceptional order and must be viewed to be appreciated.

Entrance:-

Door to front leading to entrance hall and stairs to first floor. Storage cupboard. Door to living room.

Living Room:-

13'2 x 12'1

Double glazed window to front, panelled walls, radiator. Amtico flooring leading through to inner lobby and kitchen breakfast room.

Inner lobby:-

Doors to under stair storage cupboard and cloakroom.

Cloakroom:-

Close coupled wc with push button flush, hand wash basin, chrome effect heated towel rail.

Kitchen Breakfast Room:-

15'6 x 9'5

Double glazed window to rear, double glazed double doors opening to a south facing garden. Range of high gloss wall and base units boasting integrated oven, hob, slimline dishwasher, fridge freezer, and washing machine. Composite sink and mixer tap.

First Floor Landing:-

Double glazed window to side, doors to bedrooms and bathroom.

Bedroom:-

12'1 x 11'8

Double glazed window to front, radiator, recess for wardrobes, door to ensuite shower room

Ensuite Shower Room:-

Obscure double glazed window to front, walk in shower cubicle, close coupled wc, wash basin, chrome effect heated towel rail.

Bedroom:-

15'6 x 8'5

Double glazed window to rear, radiator.

Rear Garden:-

Commencing with a patio area and gated side access to the driveway. Remainder laid to lawn with mature flower beds to the fenced boundaries. Outside tap and power points.

Driveway:-

Block paved, and gated halfway for additional security. Outside power sockets and electric car charging point.

AGENTS NOTE:

Built in 2022 the owners paid extra for higher



Directions

Viewings

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

EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	
(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	