

Paul Mason Associates

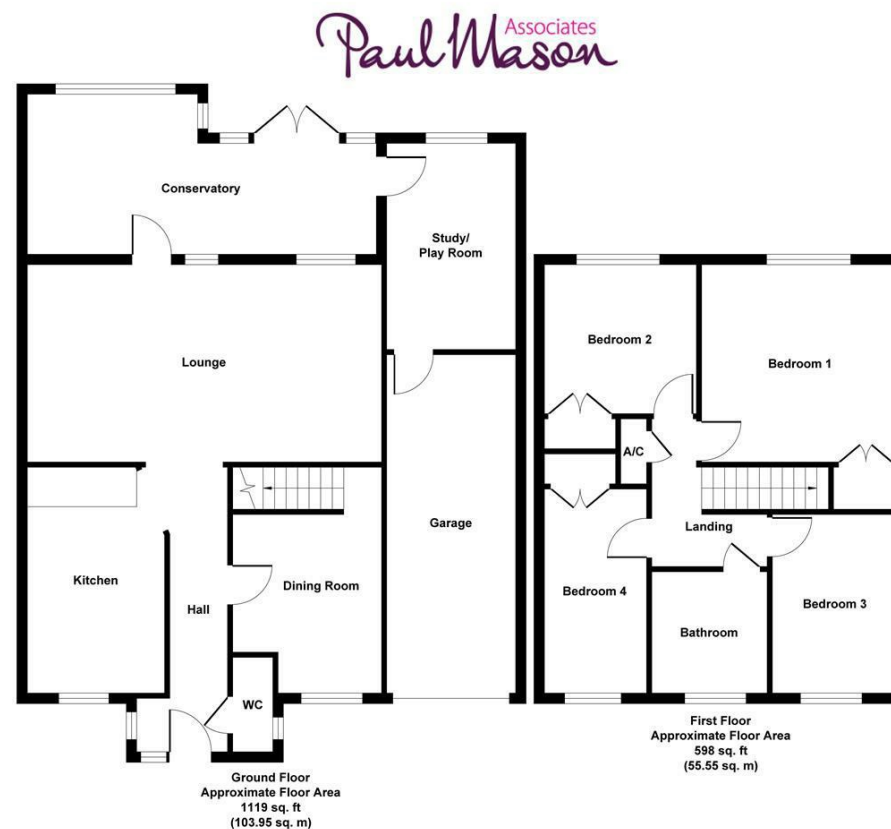
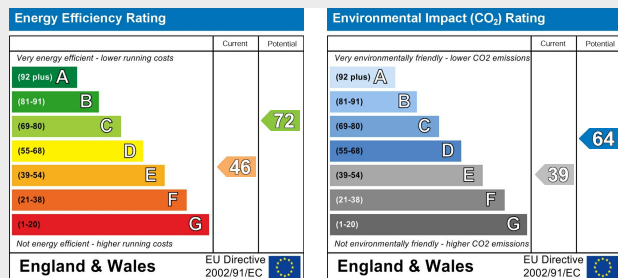


Bate-Dudley Drive, Bradwell-On-Sea, Essex, CM0 7QG

Asking price £390,000

- Detached family home
- Refurbished open plan living and dining
- Refitted kitchen/breakfast Bar
- Ground floor cloakroom
- Playroom
- Dining Room/study
- Conservatory
- Off road parking and garage
- Village location
- EPC -E

A deceptively large four bedroom detached property situated on a corner plot in the popular semi-rural village of Bradwell-on-Sea on the Dengie Peninsula. The property is central to the Marina, nature walks, iconic landmarks including the Chapel of St Peter and local amenities. Internally the accommodation includes open plan lounge, dining room, refitted kitchen, playroom/study and conservatory and cloakroom on the ground floor. On the first floor there are four double bedrooms and a stylish re-fitted and modern bathroom suite. Externally the property is set back from the road with a well maintained rear garden. The front garden area includes off road parking and garage. To appreciate fully the size and presentation of this property an internal viewing is highly recommended.



Approx. Gross Internal Floor Area 1717 sq. ft / 159.50 sq. m
Produced by Elements Property

Distances

St Cedd's Primary School - 0.3 miles

Bradwell Marina - 1.6 miles

Southminster Railway Station - 7.7 miles

Burnham-on-Crouch - 11.3 miles

Southend (London) Airport - 28.6 miles

(All distances are approximate).

Accommodation

GROUND FLOOR

Entrance Hall

Double glazed windows to front and side. Wood effect flooring.

Cloakroom

Obscure double glazed window to side. Wall mounted wash hand basin and low level WC.

Dining Room

4.2m x 2.8m (13'9" x 9'2")

Double glazed window to front.

Stairs to first floor.

Open Plan Kitchen/Lounge/Dining

6.4m x 5.5m (20'11" x 18'0")

Glazed window to front, Refitted range of eye level and matching

base units. Laminate work tops/breakfast bar and laminate splash backs, integrated fridge/freezer, washing machine and dishwasher, microwave and electric oven. One and a half inset sink with mixer taps, inset induction hob with extractor and electric oven under. Inset spotlights. Glazed door to and windows to:

Conservatory

7m x 3m (22'11" x 9'10")

Double glazed windows to rear and side. Door to:

Playroom/Study

4.3m x 2.2m (14'1" x 7'2")

Glazed window to rear. Door to garage.

FIRST FLOOR

Landing

Stairs to dining room. Airing cupboard. Loft hatch which has power and light.

Bedroom One

3.8m x 3.4m (12'5" x 11'1")

Glazed window to rear. Fitted double wardrobe.

Bedroom Two

3.2m x 3m (10'5" x 9'10")

Glazed window to rear. Double fitted wardrobe. Radiator.

Bedroom Three

3.8m x 2.9m (12'5" x 9'6")

Glazed window to front. Fitted wardrobe.

Bedroom Four

3.4m x 2.4m (11'1" x 7'10")

Glazed window to front.

Bathroom

Obscure window to front. Re-fitted and modern bathroom suite panelled bath with mixer taps and shower attachment. Low level WC. Wash hand basin. Tiled walls and tiled flooring.

EXTERIOR

Rear garden

Enclosed rear garden with paved patio area and gravel pathways leading round to the side of the property and access to the front via gate. Remainder laid to lawn with flower and shrub borders and fenced to its boundaries. Timber shed to remain.

Front garden

Mainly laid to lawn with flower and shrub border. Off road parking leading to single garage.

Single garage

Up and over door. Power and light connected.

Services

Gas- N/A

Electric- Mains

Water- Mains

Drainage- Mains

Heating- Oil Central Heating

Local Authority - Maldon District

Council - Tax Band - D

Viewings.

Strictly by appointment only through the selling agent Paul Mason Associates on 01621 742310.

Important Notices.

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services,

appliances and specific fittings.

These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.



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Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





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