

Paul Mason Associates



Wick Farm Road, St. Lawrence, CM0 7PF
Guide price £450,000

- No Onward Chain
- River Views
- Detached Bungalow With Three Bedrooms
- Re-Fitted Family Bathroom and En-Suite
- Re-fitted Kitchen With Adjoining Utility
- Large Conservatory
- Dining Room
- Extensive Off Road Parking & Garage
- No Through Turning
- EPC - E

Idyllic views over the Blackwater EstuaryThis deceptively spacious three bedroom detached bungalow is located in the village of St Lawrence and is conveniently within walking distance of the popular St Lawrence Bay Sailing Club, the two public houses within the village, water sports club, shop and post office. The accommodation includes an Entrance Porch, Hallway, Kitchen, Utility Room, Lounge, Dining Room, a large Conservatory, Master Bedroom benefitting from a refitted En-suite and two further bedrooms as well as a re-fitted family bathroom. Externally the property has a landscaped frontage with a block paved driveway and single garage providing plenty of off road parking. To the rear, the property exclusively backs onto the revetment wall providing stunning riverside views, the rear garden is incredibly well maintained with a feature raised patio seating area. Within the time the sellers have been in residence, since 2014, they have refitted the bathrooms, fitted wardrobes, replaced windows and generally maintained the property incredibly well. Viewings come highly recommended to fully appreciate the property on offer..

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
	80		
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		Very environmentally friendly - lower CO ₂ emissions (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		Not environmentally friendly - higher CO ₂ emissions England & Wales EU Directive 2002/91/EC	



Total area: approx. 1006.0 sq. feet

Produced by PTEPC Limited. Disclaimer: All floorplans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floorplan information and the floorplan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your full requirements.
Plan produced using PlanUp.

Distances

Ormiston Rivers Academy - 7.9 miles

Southminster Railway Station - 6.0 miles

Burnham-on-Crouch - 8.5 miles

Maldon Town Centre - 13.1 miles

Southend (London) Airport - 26.4 miles

(All mileages are approximate)

Accommodation

GROUND FLOOR

Entrance Porch

1.2m x 1.0m (3'11" x 3'3")

Double glazed entrance door to front. Double glazed window to side. Door to :-

Entrance Hall

7.2m x 1.6m (23'7" x 5'2")

Coved ceiling. Access to loft hatch. Storage cupboard. Airing cupboard housing hot water cylinder. Radiator. Doors to :-

Kitchen

3.3m x 2.3m (10'9" x 7'6")

Double glazed window to front. Modern cream units fitted to eye

and base level with stone effect work surfaces inset 1 1/2 stainless steel sink with drainer. Water softener. Fully tiled walls. Four ring hob with extractor hood over. Electric oven and combination oven. Inset spotlights. Opening to :-

Utility Room

2.5m x 1.5m (8'2" x 4'11")

Double glazed window to side. Double glazed door to side. Matching units with stone effect work surfaces. Inset stainless steel sink. Space for washing machine, dryer, dishwasher and fridge-freezer (all to remain). Inset spotlights. Fully tiled walls.

Dining Room

3.2m x 2.5m (10'5" x 8'2")

Double glazed window to side. Coved ceiling. Radiator. Archway to :-

Lounge

4.2m x 3.2m (13'9" x 10'5")

Coved ceiling. Feature electric fireplace. TV point. Radiator. Double glazed sliding doors leading to :-

Conservatory

5.2m x 3.8m (17'0" x 12'5")

Double glazed windows to sides and rear overlooking the Blackwater Estuary. TV point. Radiators.

Bedroom One

4.3m x 3.2m (14'1" x 10'5")

Coved ceiling. Built in wardrobes. TV point. Radiator. French doors leading to rear garden with views over the River Blackwater. Door to :-

En-Suite

2.2m x 1.0m (7'2" x 3'3")

Refitted three piece suite comprising shower cubicle with attachments, vanity wash hand basin with storage below and concealed WC. Inset spotlights. Fully tiled walls and flooring.

Bedroom Two

3.0m x 3.0m (9'10" x 9'10")

Double glazed window to front. Built in wardrobes. TV point. Radiator.

Bedroom Three

2.5m x 2.3m (8'2" x 7'6")

Double glazed window to side. Built in wardrobe. Radiator.

Family Bathroom

Obscure double glazed window to side. Three piece modern suite comprising walk in shower cubicle with screen and attachments, concealed WC and wash hand basin. Inset spotlights. Fully tiled walls and flooring.

EXTERIOR

Rear Garden

Commencing decked area followed by paved patio seating area partially artificial lawn area with the remainder laid to lawn with various flower and shrub borders. Rear gate leading to revetment wall. Outside lighting. Outside tap. Access to frontage via side gate. Pedestrian door to :-

Study/Workshop

Double glazed window to rear. Door leading to rear garden. Power and light connected.

Single Garage

Pedestrian door leading to rear garden. Up and over door. Power and lighting connected.

Frontage

Commencing block paved driveway for numerous vehicles. Pathway leading to entrance door. Remainder laid with artificial lawn. Outside lighting. Access to rear garden via side gate. Access to garage via up and over door.

Services

Gas - N/A

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Electric

Local Authority - Maldon District Council

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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