



The Cobbins, Burnham-on-Crouch, Essex CM0 8QL  
Guide price £650,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



\*\*\*GUIDE PRICE £650,000 TO £675,000\*\*\* Positioned favourably at the end of a quiet, peaceful cul-de-sac on the ever sought after Cobbins development on the fringes of Burnham, is this stylishly improved and extended detached family home boasting a stunning garden and a wealth of reconfigured and well presented living accommodation throughout. Substantial living space commences on the ground floor with a light and airy entrance hall leading to a living room, cloakroom, stunning refitted 'Shaker' style kitchen/breakfast room with integrated Neff appliances, adjoining dining area, utility room and spacious sitting room/office at the rear. The first floor has been altered and extended to now offer FIVE DOUBLE BEDROOMS, three of which are complimented by en-suite shower facilities, in addition to a refitted family bathroom. Externally the property affords a private, secluded and extremely well presented rear garden with greenhouse and hot tub to remain while a generous and attractive frontage then provides extensive off road parking for multiple vehicles, further garden area and access to an integral double garage with electric roller door. Viewing this property is strongly advised to fully appreciate the standard and size of the living accommodation on offer as well as it's wonderful gardens and overall plot. Energy Rating C.

## FIRST FLOOR:

### LANDING:

Access to loft space, 2 built in storage cupboards, staircase down to ground floor, doors to:

### BEDROOM 1:

14'10 x 12' (4.52m x 3.66m )

Double glazed window to front, radiator, doors to his and hers walk-in wardrobes, wood effect floor, inset downlights, door to:

### EN-SUITE:

6'4 x 5'11 (1.93m x 1.80m )

Obscure double glazed window to side, chrome heated towel rail, 3 piece suite comprising fully tiled walk-in shower with glass screen, pedestal wash hand basin with wall mounted cabinet over and close coupled wc, tiled walls and floor, inset downlights.

### BEDROOM 2:

12'10 > 10'10 x 13'10 (3.91m > 3.30m x 4.22m )

Double glazed window to front, radiator, built in double wardrobe and eaves storage cupboard, door to:

### EN-SUITE:

8'9 x 7'10 (2.67m x 2.39m )

Double glazed window to rear, chrome heated towel rail, 3 piece white suite comprising fully tiled walk-in shower with glass screen, pedestal wash hand basin with wall mounted cabinet over and close coupled wc, part tiled walls, tiled floor, inset downlights.

### BEDROOM 3:

13'11 x 10'8 (4.24m x 3.25m )

Dual aspect room with double glazed windows to side and rear, built in wardrobe, open plan to:

### EN-SUITE AREA:

Fully tiled curved corner shower with sliding glass doors, wash hand basin set on vanity unit with storage below, tiled walls and floor, extractor fan.

### BEDROOM 4:

9'10 x 8'10 (3.00m x 2.69m )

Double glazed window to rear, radiator.

### BEDROOM 5:

9'10 x 7'8 (3.00m x 2.34m )

Double glazed window to side, radiator.

### FAMILY BATHROOM:

9'9 > 7'1 x 5'5 (2.97m > 2.16m x 1.65m )

Double glazed window to side, chrome ladder radiator, 3 piece white suite comprising panelled bath with mixer tap, shower over and glass screen, pedestal wash hand basin and close coupled wc, tiled walls and floor, inset downlights, extractor fan.

## GROUND FLOOR:

### ENTRANCE HALLWAY:

Part obscure glazed composite entrance door to front with full height obscure glazed side panel, radiator, staircase to first floor with storage cupboard below, tiled floor, doors to:

### CLOAKROOM:

Radiator, 2 piece white suite comprising close coupled wc and wash hand basin set on vanity unit with storage cupboard below and tiled splashback, continuation of tiled floor, inset downlights, extractor fan.

### LIVING ROOM:

26'2 x 14'9 > 12'5 (7.98m x 4.50m > 3.78m )

Two double glazed windows to front with fitted white shutters, radiator, wood burner set on tiled hearth with display mantle over, built in storage cupboard, double doors to:

### KITCHEN/DINER:

Dual aspect room with double glazed windows to side and rear in addition to 2 double glazed Velux windows with complimentary lighting in dining area, radiator and vertical radiator, extensive range of light grey 'Shaker' style wall and base mounted storage units, conventional drawers and pan drawers, quartz work surfaces incorporating breakfast bar with inset double white ceramic butler sink units with drainer grooves to side, built in 6-ring gas hob with touch control downdraft extractor fan behind, 2 built in eye level Neff ovens, Neff steam oven and coffee machine, integrated dishwasher and American style fridge/freezer to remain, under unit plinth lighting, matching quartz upstands, tiled floor to kitchen area, wood effect floor to dining area, door to:

### UTILITY:

13'1 x 4'8 (3.99m x 1.42m )

Double glazed entrance door to rear with inset window blinds, double glazed window to rear, roll edged work surfaces with inset single bowl/single drainer sink unit, space and plumbing below for wine fridge, washing machine and tumble dryer, built in 'Shaker' style storage units, continuation of tiled floor, door into rear of garage.

### GARDEN ROOM:

18'5 x 14' (5.61m x 4.27m )

Triple aspect room with double glazed window to side and double glazed French style doors opening to rear garden both to side and rear aspects, radiator, wood effect floor.

## EXTERIOR:

### REAR GARDEN:

Commencing with a large paved patio seating area with hot tub to remain leading to remainder which is predominantly laid to lawn with planted bed to rear border in addition to planted fruit trees and shrubs interspersed, further paved seating area at rear corner, additional raised decked seating area, greenhouse to remain, exterior up and down lighting and power point, side access paths and gates to both sides of property leading to:

### FRONTAGE:

Further garden area which is mainly laid to lawn, driveway providing off road parking for several vehicles which also provides access to:

### GARAGE:

16'6 x 13'11 (5.03m x 4.24m )

Electric roller door to front, power and light connected, personal door at rear into utility.

### TENURE & COUNCIL TAX BAND:

This property is being sold freehold and is Tax Band F.

### AGENTS NOTE:

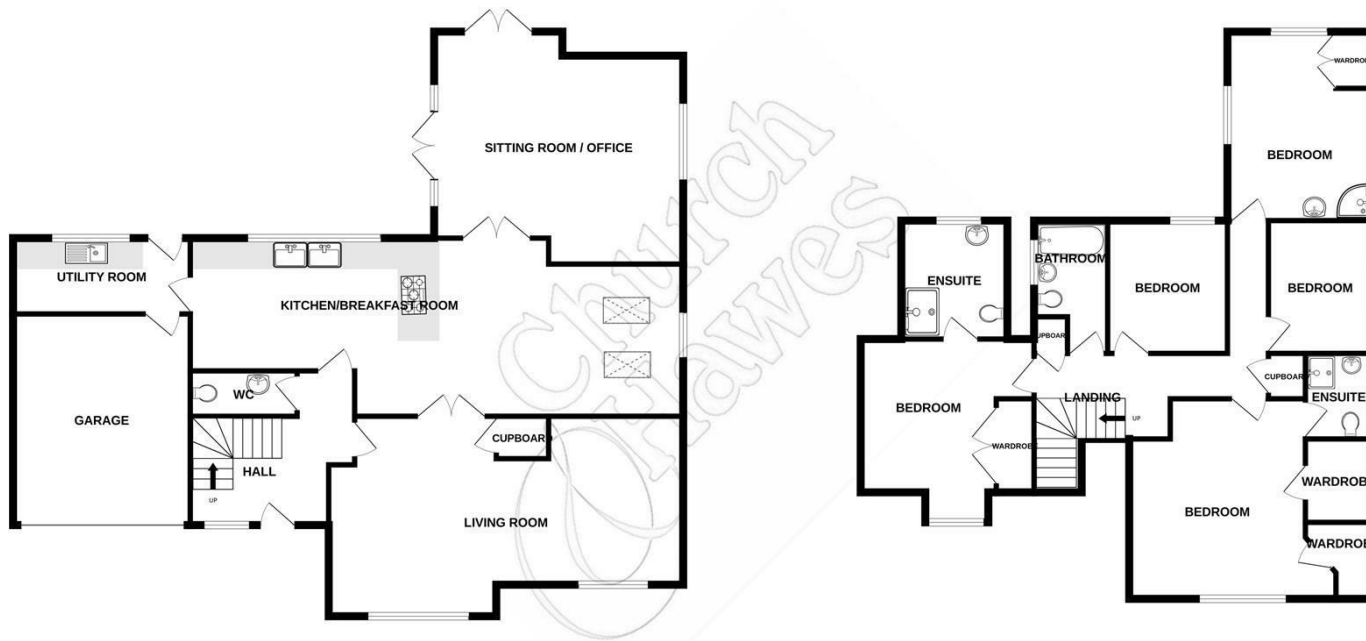
These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

### BURNHAM-ON-CROUCH:

Burnham-on-Crouch is a picturesque town on the banks of the River Crouch, a renown yachting and sailing centre hosting the famous 'Burnham Week' at the end of August. The town has a population of a little over 9,500 and is the principal settlement in the Dengie peninsula. Consequently it boasts many amenities that are uncommon in small towns including two primary schools and an academy secondary school, independent cinema, Burnham yacht harbour/marina, several boatyards, three yacht clubs (including the Royal Corinthian & Royal Burnham), two supermarkets and numerous individual shops, public houses and restaurants. There is a railway station on the Southminster branch line with direct commuter trains into London Liverpool Street (at peak times). The Burnham-on-Crouch Golf Club, founded in 1923, is situated in Creeksea on the outskirts of Burnham and enjoys breathtaking views over the Crouch Valley and River Crouch.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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