



Benson Close, Burnham-On-Crouch CM0 8GP
£715,000

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk



The accommodation comprises

Situated on the David Wilson Homes Corinthian Place, which is on the fringes of Burnham but offers various short cuts into the town and amenities. The location offers beautiful nearby river fronted and rural walks which will take you into the vibrant town of Burnham-on-Crouch, which offers an array of restaurants, shops and yacht clubs. The town is renowned for its sailing, water sports and Royal Yacht Clubs and offers plenty of general amenities as well as a train link to London Liverpool Street.

This substantial five bedroom detached family home has approximately five years' NHBC guarantee remaining and is presented in show home condition throughout. The ground floor offers a spacious reception hallway with storage, cloakroom/w/c, a large bright and airy lounge, dining room and a superb size kitchen/breakfast room. The first floor offers a principal bedroom with dressing area/wardrobes and en-suite, guest room two with en-suite and three further bedrooms and a family bathroom. Externally a private rear garden and to the side a double driveway for multiple vehicles to a double detached garage with power and light and an outside EV point.

Entrance reception hallway

Entrance door to a good size reception hallway which, along with the property throughout, is offered to a very high standard. Quality wood effect Amtico flooring runs from here into the cloakroom/w/c and kitchen/breakfast room. Wall mounted thermostatic heating control and security system keypad, large cloaks cupboard, stairs to the first floor and radiator.

Cloakroom/w/c

Half tiled walls, hand wash basin with double vanity cupboard below, close coupled w/c, down lighting, expel air and radiator.

Kitchen/breakfast room

20'4 x 17'2
This is a superb room and certainly the hub of the home with the kitchen having a range of cream eye level units with splashbacks, matching base units with kickboard LED lighting and drawers with Quartz work tops over. Integrated dishwasher and wine chiller,

fridge and freezer, pull out larder, inset one and a half stainless steel sink, inset induction hob with glass splash back and above extractor and a built in fan oven with grill.

The breakfast area offers plenty of space for a family table and chairs and is a lovely bright room from the double glazed bay window to the side and rear both with quality fitted white/shutter blinds and double glazed French doors to the side. Downlighting and a wall mounted air conditioning hot/cold and two radiators.

Dining room

14'5 x 10'8

A lovely size room, great for family gatherings or entertaining. Double glazed bay window to the front and a further double glazed window to the side both with quality fitted white shutter blinds and radiator.

Lounge

23'1 x 12'1

The lounge is a spacious room, nice, bright and airy with a double glazed bay window to the front with quality fitted white shutter blinds. Double glazed French doors with side screen windows to the rear garden, television point and two radiators.

Landing

Loft access, linen cupboard with pressurised water tank and radiator.

Principal bedroom en-suite + dress area

14'4 x 12'9 dress area 8'8 x 3'5

Just what you would expect from a principal bedroom, plenty of bright and airy space with a dressing/wardrobe area with fitted wardrobes to one wall. Double glazed windows to the front and side with quality fitted white shutter blinds, television point, two radiators and door to the en-suite. mirror fronted

En-suite walk in double shower, pedestal hand wash basin, close coupled w/c, tiled flooring and walls, down lighting, expel air and double glazed window to the side.

Guest room two en-suite

13'10'10'8

Another excellent size room with double glazed windows to the front and side with quality fitted white shutter blinds. Triple fitted mirror fronted wardrobes to one wall, radiator and door to the en-suite.

En-suite part tiled walls, tiled flooring, pedestal hand wash basin, close coupled w/c, walk in double shower. Downlighting, white heated towel rail, expel air and a double glazed window to the side.

Bedroom three

12'3 x 10'3

Another good size double room with a double glazed window to the front with quality white shutter blind and radiator.

Bedroom four

11'4 x 8'7 to wardrobes

This double room has been measured to the fitted wardrobes, double glazed window to the rear with quality white shutter blind and radiator.

Bedroom five

9'7 x 7'9

Whether a fifth bedroom or an ideal study, this room offers a double-glazed window to the front with a quality fitted white shutter blind and radiator.

Bathroom

Tiled flooring and walls, pan bath, pedestal hand wash basin, close coupled w/c and a double walk in shower. Downlighting, expel air, white heated towel rail and a double glazed window to the rear with quality fitted white shutter blind.

Rear garden

A private rear garden commencing with a large patio/entertaining area, water tap and side gate to the driveway and garage. Neatly laid to lawn with established surrounding planting and close board fenced boundaries, double and single power sockets.

Drive and garage

The property offers a double driveway for multiple vehicles to a detached double garage, dual up and over doors with power and light.

Front and side garden

The front garden is laid to lawn and split by the path to the front door, with mature hedging, the lawn extends to the side with hedging beneath the windows.



Consumer Protection from Unfair Trading Regulations 2008.

S J Warren has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	86	
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
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 environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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