

## Burnham Road, Hullbridge, SS5 6HQ



### £400,000

Situated in a popular location is this immaculate detached chalet offering versatile living accommodation to the ground floor with large open plan kitchen/breakfast room and open plan lounge/diner, conservatory, two double bedrooms, dressing room to master bedroom, rear garden backing open fields and own driveway providing off-street parking for several vehicles. Within walking distance local school, shops and bus routes.

Council Tax Band: D. EPC Rating: D.

Ref 20354

Entrance via double glazed entrance door to

### ENTRANCE HALL

High level double glazed window to the side aspect. Tiled floor. Coving to plastered ceiling. Inset spot lights. Radiator.



### GROUND FLOOR CLOAKROOM/WC

Obscure double glazed window to the rear aspect. WC with low level cistern. Inset wash hand basin with tiled splash back and vanity storage below. Tiled floor. Plastered ceiling. Inset spot lights. Chrome towel radiator.



### KITCHEN/BREAKFAST ROOM 16' x 14' (4.88m x 4.27m)

Double glazed bay window with built-in seating, to the front aspect. Additional double glazed window to the front aspect. Double glazed door providing access to the side. Comprehensive range of modern high gloss base and eye level units. Roll edge work surfaces. Inset stainless steel sink drainer unit. Integrated eye level double electric oven. Separate electric hob with extractor chimney over. Integrated appliances. Breakfast bar. Tiled floor. Plastered ceiling. Inset spot lights. Radiator. Archway through to Lounge/Diner.



### LOUNGE/DINER 23' x 14' (7.01m x 4.27m)

Double glazed window to the side aspect. Additional double glazed window to opposite side aspect. Double glazed French doors providing access to Conservatory. Feature stairs with Oak inserts to first floor accommodation. Feature fireplace with Oak Mantle and inset log burner. Wood effect flooring to Dining area. Coving to plastered ceiling. Radiators.



### FIRST FLOOR LANDING

Double glazed window to the side aspect. Airing cupboard. Wood effect flooring. Coving to plastered ceiling. Inset spot lights.



### BEDROOM ONE 15' 11" max x 14' max (4.85m x 4.27m)

Double glazed window to the front aspect. Wood effect flooring. Coving to plastered ceiling. Radiator. Sliding doors to Dressing Room.



### CONSERVATORY 11' 3" x 11' 3" (3.43m x 3.43m)

Double glazed windows. Double glazed French doors providing access to rear garden. Wood effect flooring.



### DRESSING ROOM 7' 7" x 6' (2.31m x 1.83m)

Custom fitted hanging, shelf and drawer storage. Wood effect flooring. Plastered ceiling. Feature lighting.



### BEDROOM TWO 11' 9" x 9' 9" (3.58m x 2.97m)

Double glazed window overlooking open fields, to the rear aspect. Fitted wardrobes to one wall. Wood effect flooring. Plastered ceiling. Radiator.



### LUXURY FAMILY BATHROOM 11' 3" x 7' 7" (3.43m x 2.31m)

Obscure double glazed window to the side aspect. WC with low level cistern. Pedestal wash hand basin. Free standing roll edge bath with chrome claw feet, central mixer tap with telephone handset shower attachment. Separate fully tiled shower cubicle with thermostatic shower. Tiled floor. Tiled walls. Plastered ceiling. Inset spot lighting. Contemporary Old School style radiator.



### EXTERIOR

The **LOW MAINTENANCE SHINGLE AND BLOCK PAVED REAR GARDEN** backs directly onto open fields. Raised decking with inset lighting, to the rear providing perfect outdoor seating area. Side gate providing access to the front.



The **FRONT** has own driveway providing off-street parking for several vehicles.



TOTAL FLOOR AREA: 1238 sq ft (114.8 sq m.) approx.  
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