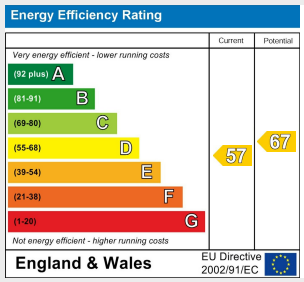
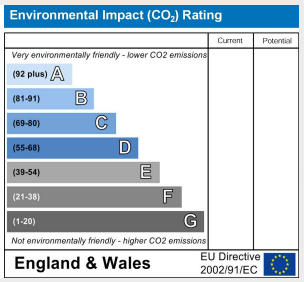
Paul Mason Associates

East End Road, Bradwell-On-Sea, Essex, CM0 7QH

£450,000

- Four-bedroom detached family home in the waterside village of Bradwell-on-Sea
- Situated on a generous plot within a quiet cul-de-sac
- Fitted kitchen with spaces for dishwasher and fridge/freezer
- Separate utility room with storage to both sides
- Spacious lounge/dining room with double doors through to the conservatory
- Downstairs cloakroom and three-piece family bathroom suite on the first floor
- Four well-proportioned first-floor bedrooms
- Private, non-overlooked rear garden with patio seating area and raised flower beds
- Driveway parking for numerous vehicles
- EPC - D





Guide Price - £450,000 - £475,000....This four-bedroom detached family home is situated within a private cul-de-sac in the waterside village of Bradwell-on-Sea, Known for its history and beautiful scenic walks along the coast, Bradwell-on-Sea is popular for families, dog walkers and nature lovers. The village is known for St Peters Chapel, one of the earliest chapels still in use in England, its pre WW2 airfield and decommissioned nuclear power station. Bradwell Marina is situated on the Blackwater estuary and is ideally placed with easy access to Essex Rivers and cruising to the French, Dutch and Belgium coasts and benefits from a restaurant which is open to the public. The village also benefits from a primary school with just 25 admissions per year, and a shop with a post office.

The accommodation begins with an entrance hallway leading through to a well-appointed kitchen, complete with spaces for a dishwasher and fridge/freezer. There is also a separate utility room, offering useful storage to both sides and a door providing direct access to the rear garden. A downstairs cloakroom adds further practicality.

The property also benefits from a spacious 24'3" x 11'9" lounge/dining room, featuring windows to the front and double doors opening into the conservatory. The conservatory enjoys windows all around, creating a bright and welcoming space with views over the private rear garden, along with double doors leading outside. To the first floor, there are four well-proportioned bedrooms, with bedrooms one and two being equal in size. A three-piece family bathroom suite completes the upstairs accommodation.

Externally, the rear garden is private and not overlooked, offering a patio seating area and raised beds for plants and shrubbery. To the front, there is a driveway providing parking for numerous vehicles, along with a lawned frontage and flower beds.

ACCOMMMODATION

GROUND FLOOR

Entrance Hallway
3.8m x 1.9m (12'5" x 6'2")

Kitchen
3.6m x 3.5m (11'9" x 11'5")

Utility Room
2.9m x 1.9m (9'6" x 6'2")

Lounge/Dining Room
7.4m x 3.6m (24'3" x 11'9")

Conservatory
4.3m x 2.9m (14'1" x 9'6")

Cloakroom
1.9m x 1.3m (6'2" x 4'3")

FIRST FLOOR

Landing
3.9m x 1.8m (12'9" x 5'10")

Bedroom One
3.6m x 3.6m (11'9" x 11'9")

Bedroom Two
3.6m x 3.6m (11'9" x 11'9")

Bedroom Three
3.5m x 2.5m (11'5" x 8'2")

Bedroom Four
2.4m x 2.4m (7'10" x 7'10")

Family Bathroom
2.3m x 2m (7'6" x 6'6")

EXTERIOR

Rear Garden

Double Garage

Driveway

Frontage

Property Services
Gas - N/A
Electric - Mains
Water - Mains
Drainage - Mains
Heating - Oil
Local Authority - Maldon

Viewings
Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

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.

Awaiting
Floorplan

Paul Mason Associates

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Paul Mason Associates Limited Registered in England Number - 6767946
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The Property Ombudsman SALES

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