



Sovereign Country Homes

Marks Farm
Battlesbridge
Wickford
Essex
SS11 7QR

Tel 01245 328 746

Fax 01245 328 697

email@sovereigncountryhomes.com

www.sovereigncountryhomes.com

Western Road, Burnham-on-Couch



Sovereign Country Homes Ltd has over 20 years experience of building new homes in Essex.

Building a wide range of properties from bungalows to 3 story houses, each carefully and uniquely designed to suit their location. All are finished to our high specifications. Including high spec kitchens with integrated appliances, Karndean flooring. En-suite bathrooms. Luxury fitted bathrooms with high pressure* showers, ceramic tiling. Painted in neutral colours with fitted carpets**.

Our finished properties are ready for your RIGHT MOVE to a NEW HOME.

(*homes with high pressure heating systems **subject to home spec)

3 Bedroom Semi-Detached House With off road parking

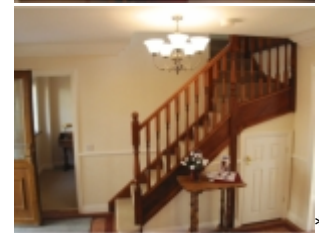
Plots 1 & 2,
41 Western Road,
BURNHAM-ON-CROUCH



Specification 20070123

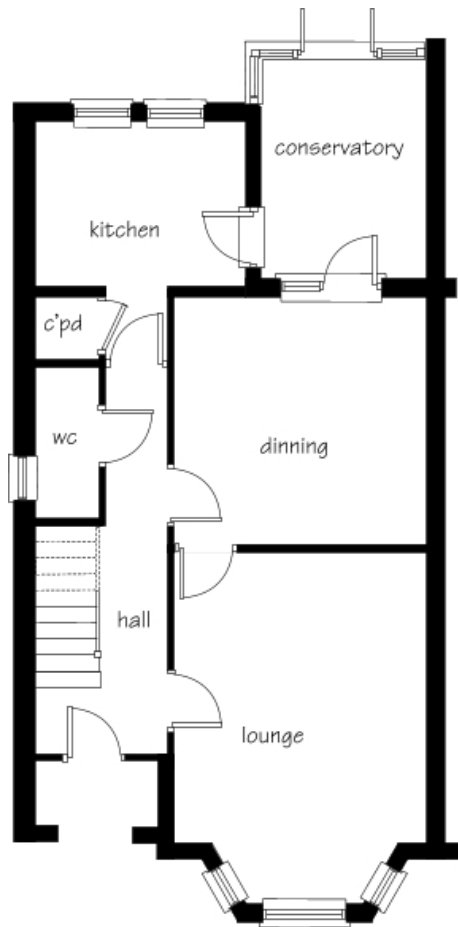
- Fully Fitted Kitchen From Robert Michael Interiors including the following;
 - Fully Integrated Fridge/Freezer.
 - Fully Integrated Dish Washer
 - Stainless Steel Oven
 - Stainless Steel Gas Hob
 - Stainless Steel Extractor
- Bathroom Walls fully tiled And Fitted With Heated Towel Warmers
- En-suite Walls fully tiled And Fitted With Heated Towel Warmers
- Bathrooms Fitted With Back To The Wall Furniture.
- Karndean Flooring to Hall, Kitchen and W.C.
- Fitted carpet to rest of house
- Decorating. Emulsion Walls and White semi-gloss to Woodwork
- Moulded Skirting and Architraves.
- Panelled Internal Doors.
- Chrome Door Furniture.
- PVC-u Double Glazed Windows & Doors.
- PVC-u Soffits & Fascia
- Hot Water & Heating Via combination boiler
- Smoke Detectors.
- Burglar Alarm System.
- Paviour driveway
- 10yr N.H.B.C. Warranty

Typical room Pictures



Sovereign Country Homes Reserves The Right To Change The Above Specification If Desired.

*pictures not from this property



(plot 1 shown plot 2 handed)

Ground Floor **

Lounge 3.6x4.2<5 11'10" x 13'9" < 16'5"

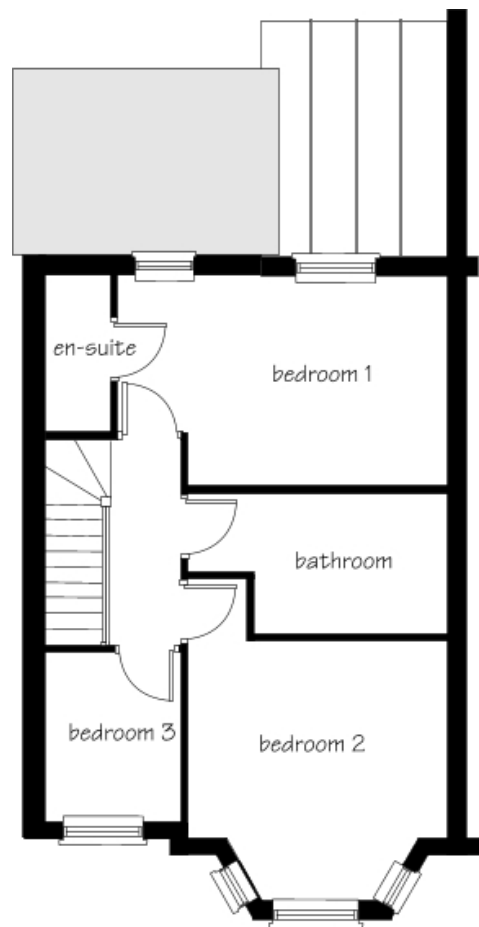
Kitchen 2.4x3m 7'10" x 9' 10"

Dinning Room 3.6x3.6m 11' 10" x 11'10"

Hall

W.C.

Conservatory 2.4x3m 7'10" x 9' 10"



First Floor ***

Bedroom 1 3.5<4.5x2.1<2.8m

11'6" < 14'9" x 6'11" < 9'2"

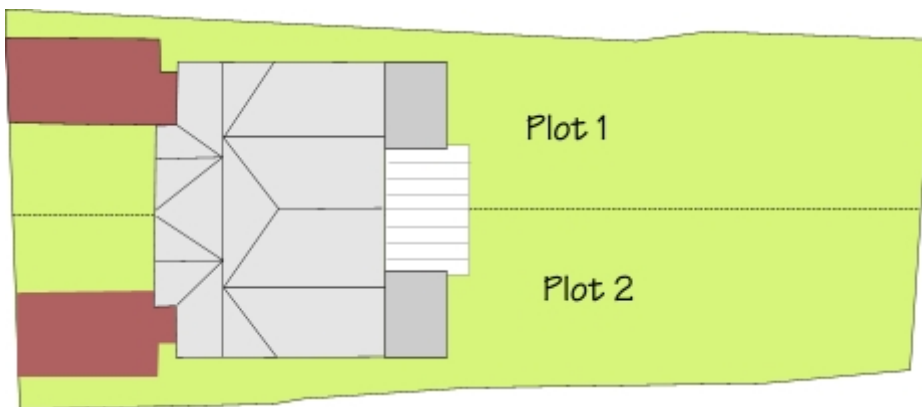
Bedroom 1 ensuite

Bedroom 2 (excluding door well) 3.6x2.7<3.6m

11'10" x 8'10" < 11'10"

Bedroom 3 1.9x2.4m 6'3" x 7'10"

Bathroom 2.6<3.5x1<2m 8'6" < 11'6" x 3'3" < 6'7"



**rear garden approximately
6.5x13m 20x59' (scaled from plan
subject to measure)