



**North Street, Southminster CM0 7DF**

**welcome to**

**North Street, Southminster**

HANDSOMELY PROPORTIONED detached residence boasting OVER 2100 SQ. FT OF ACCOMMODATION and offering EXCEPTIONAL ENERGY EFFICIENCY thanks to numerous eco upgrades by the current owner. The property is situated IN THE HEART OF SOUTHMINSTER close to local shops and STATION WITH LINKS TO LONDON.



### **Entrance Porch**

Covered porch area, part glazed door to :-

### **Entrance Hall**

Stairs rising to first floor, built in cupboard, doors to :-

### **Shower Room**

Triple glazed window to side, suite comprising of walk in shower, low level WC and vanity basin.

### **Study**

11' 8" x 7' 8" ( 3.56m x 2.34m )

Triple glazed window to front, radiator

### **Lounge**

16' 7" x 11' 8" ( 5.05m x 3.56m )

Triple glazed window to front, multifuel stove, radiator, open to:-

### **Dining Room**

14' 3" x 8' 9" ( 4.34m x 2.67m )

Radiator, door to kitchen, patio door to rear opening to :-

### **Conservatory**

11' 2" x 10' 6" ( 3.40m x 3.20m )

Double glazed UPVC construction with patio door to rear opening onto the garden, radiator.

### **Kitchen**

11' 5" x 9' 8" ( 3.48m x 2.95m )

Triple glazed window to rear overlooking the garden, modern fitted kitchen comprising one and half bowl sink and drainer set in roll top surfaces with tiled splashbacks and a range of eye and base level units, built in oven, separate gas hob with extractor over, open to :-

### **Utility Room**

Triple glazed window to rear and door opening to the garden, sink set in work surfaces with space for appliances.

## **First Floor**

### **Landing**

Built in cupboard, doors to :-

### **Bedroom One**

12' 10" x 10' 2" ( 3.91m x 3.10m )

Triple glazed window to front, fitted wardrobe, air conditioning, radiator, door to :-

### **En-Suite**

Velux skylight , white suite comprising of multi jet shower, low level WC and vanity basin, heated towel rail.

### **Bedroom Two**

12' 6" x 11' 9" ( 3.81m x 3.58m )

Triple glazed window to rear overlooking the garden, fitted wardrobes, radiator.

### **Bedroom Three**

12' 7" x 7' 8" ( 3.84m x 2.34m )

Triple glazed window to rear overlooking the garden, fitted wardrobes, radiator.

### **Bedroom Four / Study**

9' 8" x 7' 8" Max ( 2.95m x 2.34m Max )

Triple glazed window to front, hot water cylinder/therma-stor.

### **Bathroom**

Triple glazed window to rear, white suite comprising spa bath with shower over, low level WC and vanity basin, fully tiled walls, heated towel rail.

### **Annex**

Triple glazed windows to front and rear, fitted kitchen area and separate bedroom area separated by fitted cupboards, further built in cupboard, loft access with pull down ladder, door to :-

### **En-Suite**

Velux skylight, white suite comprising multi jet shower, low level WC and vanity basin.

## **Loft Space**

13' 10" x 12' 2" ( 4.22m x 3.71m )

Velux skylights to rear, lined and insulated, boarded with pull down ladder and additional under eaves storage.

## **Outside**

### **Front**

Laid to lawn with mature trees and hedges screening it from the road (NB: there is a tree preservation order in place on one of the trees) with driveway providing off road parking for several vehicles.

### **Rear Garden**

Enclosed by panel fence, comprising main lawn with mature flower & shrub beds and range of attractive trees, paved patio searing area and wooden summerhouse with power and light to remain. Fish pond with pumped waterfall.

### **Carport**

25' x 14' 2" ( 7.62m x 4.32m )

Covered carport parking, door leading to :-

### **Workshop / Gym**

31' x 11' 10" ( 9.45m x 3.61m )

Window to rear, lobby area with fitted cupboards and double sink plus door to garden.



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## North Street, Southminster

- Five / Six Bedroom Detached House
- Three Reception Rooms
- Annex with Complete Living Area
- Four Bath / Shower Rooms
- Carport & Workshop / Gym

Tenure: Freehold EPC Rating: B

**£500,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MLN103590 - 0006

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