

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, buit 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" \bar{x} 11' 8" (5.05m x 3.56m) Triple glazed window to front, multifuel sove, 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" ($3.40m \times 3.20m$) 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" ($9.45m \times 3.61m$) Window to rear, lobby area with fitted cupboards and double sink plus door to garden.





welcome to

North Street, Southminster

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

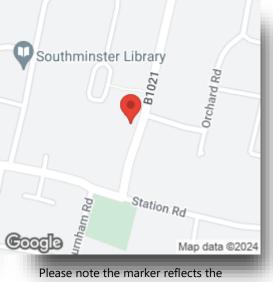
Tenure: Freehold EPC Rating: B

£500,000



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postcode not the actual property



Property Ref: MLN103590 - 0006 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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