



**Lavender Drive, Southminster CM0 7RX**





**Welcome to**

**Lavender Drive, Southminster**

Situated on the outskirts of Southminster within reach of its TRAIN STATION AND HIGH STREET is this THOUGHTFULLY MODERNISED four bedroom detached family home boasting a SOUTH FACING GARDEN and enjoying a GARAGE AND DRIVEWAY.



## Entrance

Part glazed composite entrance door to:-

## Entrance Hall

Stairs rising to first floor with cupboard under, radiator, doors to:-

## Cloakroom

Double glazed UPVC window to side, modern white suite comprising of low level WC and vanity basin, fully tiled walls, chrome heated towel rail.

## Study

7' 5" x 7' ( 2.26m x 2.13m )

Double glazed UPVC window with fitted shutters to front, radiator.

## Lounge

16' 1" x 10' 10" Max ( 4.90m x 3.30m Max )

Double glazed UPVC window to side and French doors to rear opening onto the garden, centrepiece fireplace housing a wood burner, radiator.

## Kitchen Diner

27' x 9' 5" ( 8.23m x 2.87m )

Double glazed UPVC window with fitted shutters to front, further double glazed UPVC window to side and rear plus door to side passage, modern fitted kitchen comprising of one and half bowl sink and drainer set in roll top surfaces with eye and base level units, built in double oven with gas hob and extractor over, space for further appliances, radiator.

## First Floor

### Landing

Loft access, airing cupboard, doors to:-

### Bedroom One

12' 3" x 8' 5" ( 3.73m x 2.57m )

Double glazed UPVC window with fitted shutters to rear overlooking the garden, radiator, door to:-

### Ensuite

Double glazed UPVC window to rear, modern white suite comprising of corner shower, low level WC and pedestal basin, fully tiled walls, chrome heated towel rail.

### Bedroom Two

11' 5" Max x 9' 3" Recess ( 3.48m Max x 2.82m Recess )

Double glazed UPVC window with fitted shutters to front, radiator.

### Bedroom Three

9' 1" x 9' 1" ( 2.77m x 2.77m )

Double glazed UPVC window with fitted shutters to front, fitted Sharps wardrobes, radiator.

### Bedroom Four

8' 3" x 6' 10" Max ( 2.51m x 2.08m Max )

Double glazed UPVC window with fitted shutters to rear overlooking the garden, fitted Sharps wardrobes, radiator.

### Bathroom

Double glazed UPVC window to side, modern white suite comprising of panel bath with shower over, low level WC and vanity basin, fully tiled walls, chrome heated towel rail.

## Outside

### Front

Block paved forecourt driveway leading to garage and providing off road parking for several vehicles, gated side access to:-

### Rear Garden

South facing, enclosed by panel and predominantly laid to lawn with mature shrub borders and block paved patio seating area.

### Garage

Up and over door, power, light and door to rear garden.



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## Welcome to

### Lavender Drive, Southminster

- Four Bedrooms
- Two Reception Rooms & Study
- Modern Bathroom & Ensuite
- Garage & Driveway
- South Facing Garden

Tenure: Freehold EPC Rating: C

Offers over

# £410,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MLN103845 - 0004

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