



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.



view this property online williamhbrown.co.uk/Property/MLN103845



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 in the region of

£399,995



view this property online williamhbrown.co.uk/Property/MLN103845

Please note the marker reflects the postcode not the actual property



Property Ref:
MLN103845 - 0005

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01621 874837



Maldon@williamhbrown.co.uk



3 High Street, West Square, MALDON, Essex,
CM9 5PB



williamhbrown.co.uk