



**Rowan End, SOUTHMINSTER CM0 7FT**



**welcome to**

**Rowan End, SOUTHMINSTER**

Occupying an ENVIABLE POSITION fronting onto Seasons Wood parkland on the outskirts of the Barley Meadows development is this impressive DOUBLE FRONTED home boasting generous BRIGHT & AIRY accommodation and SOUTH FACING GARDEN as well as AMPLE PARKING.



### Entrance

Part glazed composite entrance door to :-

### Entrance Hall

Stairs rising to first floor, radiator, doors to :-

### Cloakroom

Modern white suite comprising low level WC and pedestal basin, radiator.

### Lounge

17' 10" x 10' 7" ( 5.44m x 3.23m )

Double glazed UPVC windows to front and side, radiator.

### Kitchen Diner

17' 9" x 9' 5" ( 5.41m x 2.87m )

Double glazed UPVC window to front and side plus French doors to side opening onto the garden. Modern fitted kitchen comprising white porcelain sink and drainer set in Corian work surfaces with matching splashbacks and range of eye and base level units incorporating range of appliances. Radiator, door to:-

### Utility Room

Roll top surfaces with eye and base level units and space for appliances. Under stairs storage cupboard, radiator.

## First Floor

### Landing

Loft access, double airing cupboard, radiator, doors to:-

### Bedroom One

11' 3" Plus Recess x 10' 2" Plus Recess ( 3.43m Plus Recess x 3.10m Plus Recess )

Double glazed UPVC window to front, range of built in cupboards, radiator, door to:-

### Ensuite

Double glazed UPVC window to front. Modern white suite comprising double shower, low level WC and pedestal basin. Heated towel rail.

### Bedroom Two

10' 10" x 9' 8" ( 3.30m x 2.95m )

Double glazed UPVC window to front, built in cupboard, radiator.

### Bedroom Three

8' 10" x 7' 5" ( 2.69m x 2.26m )

Double glazed UPVC window to side, radiator.

### Bathroom

Double glazed UPVC window to side. Modern white suite comprising panel bath, low level WC and pedestal basin. Heated towel rail.

## Outside

### Front

Property overlooks woodland to the front aspect. Large block paved forecourt driveway providing off road parking for several vehicles, attractive flower and shrub beds, gated side access to:-

### Rear Garden

South facing, enclosed by brick wall and panel fence. Predominantly laid to lawn with patio seating area and range of flower and shrub borders.

### Agents Note

Rowan End is a private road and an annual service charge of £363.96 is paid to Trinity Estates for upkeep and maintenance, which may be subject to change.



***view this property online*** [williamhbrown.co.uk/Property/MLN103980](http://williamhbrown.co.uk/Property/MLN103980)



welcome to

## Rowan End, SOUTHMINSTER

- Three Bedrooms
- Bathroom & En Suite
- Kitchen Diner & Utility Room
- South Facing Garden & Parking
- Overlooking Woodland

Tenure: Freehold EPC Rating: B

**£375,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/MLN103980](https://williamhbrown.co.uk/Property/MLN103980)



Property Ref:  
MLN103980 - 0004

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](mailto:Maldon@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**