



Garden Fields, Steeple, Essex, CM0 7JY

Guide price £300,000

*** GUIDE PRICE £300,000 TO £325,000 ***

A three bedroom detached house situated at the end of a pleasant cul-de-sac, close to a large playground, fields and walks along the seawall. The property is situated within this favoured Essex village and offers versatile accommodation that includes a large reception room, that could be used as a dining room, adjacent kitchen with fitted units. The large lounge is to the rear of the property with french doors overlooking the gardens. There is a cloakroom and a practical utility room at the back. To the first floor, the accommodation continues with two double and one single bedroom and family bathroom. Externally there is parking to the front plus a garage and a secluded garden to the rear.

- Detached
- Family Bathroom
- Dining Room
- Separate Utility Room
- Garage
- Three Bedrooms
- Lounge
- Fitted Kitchen
- Cloakroom
- Close to Parkland

Distances

Southminster Railway Station - 3.5 miles

Ormiston Rivers Academy - 5.3 miles

Burnham-on-Crouch - 6.0 miles

Maldon - 10.4 miles

London Southend Airport - 23.7 miles

(All mileages are approximate).

Accommodation

GROUND FLOOR

Entrance Lobby

Part glazed entrance door and door to:-

Reception/Dining Room

5.54m x 2.73m (18'2" x 8'11")

Window to side. Stairs to first floor. Coved ceiling and understair recess.

Lounge

8.31m x 3.99m (27'3" x 13'1")

Glazed French doors to rear with side screens. Brick fireplace incorporating log burner.

Kitchen

3.25m x 3.25m (10'7" x 10'7")

Two windows to front. Units fitted to eye and base level finished with laminate roll top work surface and tiled surround. Stainless steel sink. Built-in oven and hob. Space for fridge-freezer.

Utility Room

Tiled floor. Half glazed door to garden. Coved ceiling. Space for washing machine.

Cloakroom

Obscure window to side. Suite comprising low level w.c. and wash hand basin. Tiled floor and walls.

FIRST FLOOR

Landing

Airing cupboard housing hot water cylinder. Stairs to ground floor. Skylight window to front. Access to loft.

Bedroom One

4.18m x 3.37m (13'8" x 11'0")

Two windows to rear. Coved ceiling.

Bedroom Two

3.31m x 3.28m (10'10" x 10'9")

Two windows to front. Coved ceiling.

Bedroom Three

2.72m x 2.15m (8'11" x 7'0")

Window to side. Coved ceiling.

Bathroom

Obscure window to side. White suite comprising corner shower cubicle, bath, pedestal wash hand basin and low level w.c. Tiled walls and heated towel rail. Coved ceiling and inset ceiling lighting.

EXTERIOR**Rear Garden**

Commencing with patio area with the remainder laid to lawn with flower and shrub borders. Access to front via side gate. Outside tap and lighting. Concealed oil storage tank.

Front Garden

Driveway providing off street parking and access to entrance door. Partly lawned gardens, various flowers and shrubs.

Single Garage

5.29m x 2.96m + recess (17'4" x 9'8" + recess)

Up and over door. Light and power. Oil central heating boiler, opening to:

Workshop

3.95m x 2.35m (12'11" x 7'8")

Window and glazed door to garden. Light and power. Butler sink.

Services

Oil fired central heating, mains water and drainage.

Directions

Turn right out of Paul Mason Associates car park onto The Street (B1018). Continue straight over at the mini roundabout onto Steeple Road. After 4.1 miles, passing through the village of Steeple, turn left onto Garden Fields where the property can be found on the right.

Viewings.

Strictly by appointment only through the selling agent Paul Mason Associates on 01621 742310.

Important Notices.

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.

