



St. Nicholas Road, Southminster CM0 7SQ
Offers in excess of £350,000

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk



The accommodation comprises

Located in the very picturesque village of Tillingham well known for its beautiful village green, coastal and rural walks. The village offers a local shop, three public houses/restaurants, doctors surgery and an infant school and is only 4.2 miles away from Southminster which offers a selection of shops and a rail link to London Liverpool Street Station.

This three bedroom semi detached house has been modernised to to an excellent standard throughout and lovingly cared for and we would urge you to pay particular attention to our photography, video tour and aerial shots to truly appreciate the property, garden and surroundings.

The property offers a cloakroom/w/c, generous lounge with a log burner, lovely fitted kitchen/breakfast room and a large double glazed conservatory with solid plastered roof for all year around use and totally versatile in its use. The first floor offers three bedrooms and a shower room and externally a fantastic 100 ft rear garden which is South facing and place enjoyed by the present owners whether to entertain or relax, winter or summer and to the front of the property there is a pebble drive way for at least 5/6 vehicles.

Attractive cart lodge style storm porch

The property has an attractive large cart lodge style entrance storm porch leading to the front door.

Entrance hallway

Country style double glazed entrance door to the hallway which as with the property throughout is offered to a wonderful standard, in a very homely cottage style with oak panelled internal doors to all rooms. Wood effect laminate flooring, radiator and a generous under stair cupboard, stairs to the first floor landing.

Cloakroom/w/c

Double glazed window to the front, close coupled w/c, hand wash basin with splash back tiling and wood effect laminate flooring.

Lounge

15'3 x 12'3

As mentioned the property has been beautifully modernised to a very homely cottage style with the most superb quality artificial pargetted beams which have been added by a local well known craftsman in the trade and add a special feel to the reception

room. The lounge is made all the more cosy by a fireplace place with an inset cast iron wood burner, tiled hearth and a wooden mantle, radiator and arched beams to both the summer room and kitchen/breakfast room and wooden effect laminate flooring.

Kitchen/breakfast room

18'2 x 12'1

a very nicely fitted kitchen/breakfast room with a modern range of cream shaker style eye level units, under light and back tiling, matching base units and drawers with complimentary wooden effect work surfaces over. Inset one and a half stainless steel sink, space for a range cooker with above stainless steel extractor, plumbing for washing machine, space for an American style fridge/freezer. Large solid wood top breakfast bar with part built in matching base units below and the remaining area leaving plenty of extra space for a decent size dresser unit or similar.

Conservatory/summer room

18'8 x 10'9

This is really an excellent addition and is an all year around room with a solid roof, plastered ceiling and down lighting and to be fair is totally versatile in its use. It offers a lovely space as a dining room and study/home office space or similar. The room is double glazed with double glazed double doors opening on to the beautiful rear garden and patio area, radiator and wood effect laminate flooring.

Landing

Double glazed window to the front.

Bedroom one

11'3 x 10'5

A lovely bright and airy double room with quality fitted mirror fronted wardrobes to one wall, television point, radiator and a double glazed window to the rear and wooden effect laminate flooring.

Bedroom two

12'1 x 9'9

Once again a good size double room with wood effect laminate flooring, lots of natural light from double glazed windows to both the side and rear and radiator.

Bedroom three

8'9 x 8'2

Double glazed window to the front and wooden effect laminate flooring, built in storage hanging space, radiator and a loft access.

Shower room

For the vendors own convenience they have removed the bath and added a walk in shower cubicle which works well but could of course be changed back if you required. Hand wash basin with vanity cupboard below, close coupled w/c and a double glazed window to the side.

Rear garden 100 ft south facing

The property has a superb garden which as mentioned is south facing to enjoy those hot summer days. Commencing with an attractive and large patio/entertaining area which is easy to see why it is so regularly enjoyed, to one side part raised border, outside water tap and power sockets and the out building /utility room with power and light. There is a garden shed gate and picket fence that leads to the main lawn which is neatly laid, a small natural pond with planting and close board fenced boundaries. The remaining garden is laid to shingle with a green house and large wire caged garden storage out building and a further seating area to see the sun go down in the evenings. Side gate to the front.

Drive/frontage

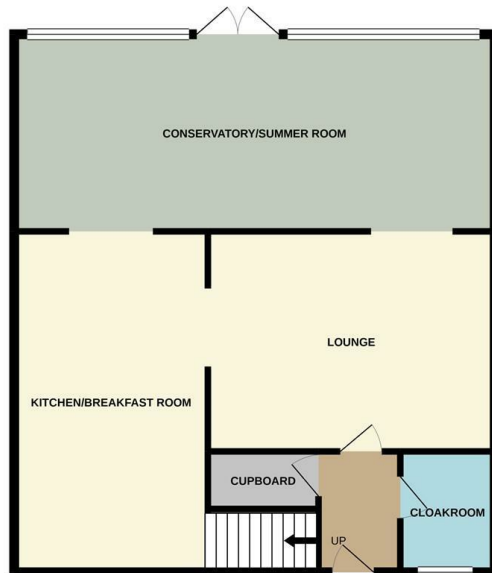
The property as you will depict from the front photograph has a large frontage/drive which is laid to pebble parking and offers space for a good 5/6 vehicles.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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