



Primrose Walk, Southminster CM0 7TY  
£357,000

To view this property call  
01621 734300

**SJ WARREN**  
[www.sjwarren.co.uk](http://www.sjwarren.co.uk)



## The accommodation comprises

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Located on the Abbey Homes Development which is conveniently situated, offering various short cuts into the high street. The village has an array of shops, a selection of restaurants and public houses, a doctors surgery, primary school and importantly a train station linked to London Liverpool Street Station.

This good size three bedroom detached house is being offered with NO ONWARD CHAIN. The ground floor consists of a cloakroom/w/c, lounge and open plan dining room and kitchen, backing a good size rear garden.

The first floor has three decent size bedrooms, the principal bedroom having an en-suite and a family bathroom. Externally as mentioned the garden is a good, with a courtesy door to the garage. To the front the property offers its own driveway to the attached garage, with power and light.

### Entrance hallway

Entrance door to the hallway which has ceramic tiled flooring that also runs into the cloakroom/w/c. Double glazed window to the side with fitted blind, radiator with decorative cover and stairs to the first floor.

### Cloakroom/WC

The cloakroom has a close coupled w/c, hand wash basin with splash back tiling, radiator and a double glazed window to the front with fitted blind.

### Lounge

15'5 x 13

The lounge which is a good size is open plan to the dining room and kitchen which offers a modern and well working style of living.

There is a good size understairs recess, ideal for your television and sound systems, two radiators with decorative covers, tv point, down lighting and a double glazed window to the front with fitted blind. Wood effect laminate flooring that also runs into the dining room.

### Dining Room

10'7 x 8'7

As mentioned the dining room is open with an arch from the lounge and this is a good size, offering plenty of space for a family table and chairs.

There are double glazed double doors with side screen windows and fitted blinds, leading to the rear garden, down lighting and radiator.

### Kitchen

7'1 x 10

The kitchen has tiled flooring and a range of modern beech effect eye level units with back tiling, matching base units and drawers with complimentary work surfaces over. Integrated dish washer, inset stainless steel hob with above extractor and stainless steel oven below. Stainless steel sink, space for a fridge/freezer, and a concealed wall mounted boiler for the hot water and heating (not tested) down lighting and a double glazed window to the rear with fitted blind.

### Landing

9'7 x 6'2

The landing has an airing cupboard shelved with the lagged water tank, loft access with ladder and partly boarded. Double glazed window to the side with fitted blind.

### Bedroom one ensuite

12'1 x 9'6

A good size double bedroom with a double glazed window to the rear with fitted blind, radiator and door to the ensuite.

The ensuite consists of a walk in shower cubicle, pedestal hand wash basin, close coupled w/c, tiled flooring and part tiled walls. Expel air, radiator and a double glazed window to the side with fitted blind.

### Bedroom two

11'7 x 8'7

Again, this is another good size double room with a double glazed window to the front with a fitted blind and radiator.

### Bedroom three

8'4 x 5'2

The third bedroom is still a good size and currently set up as a dressing room with fitted wardrobes along one wall, these of course can be removed should you require more bedroom space. Double glazed window to the front with fitted blind and radiator.

### Bathroom

Tiled flooring and part tiled walls, double walk in shower cubicle, hand wash basin with double vanity cupboards below, close coupled w/c. Chrome heated towel rail, expel air and a double glazed window to the rear with fitted blind.

### Garden

The rear garden is a good size and has newly replaced close board fenced boundaries and commences with a slab patio area and above pergola and outside water tap. The main garden is laid to lawn with an inset pond and running water/pump with surrounding decking, side courtesy door to the garage.

### Drive to garage

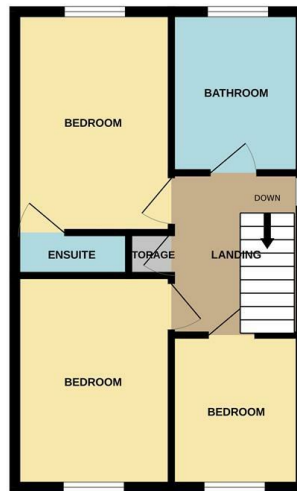
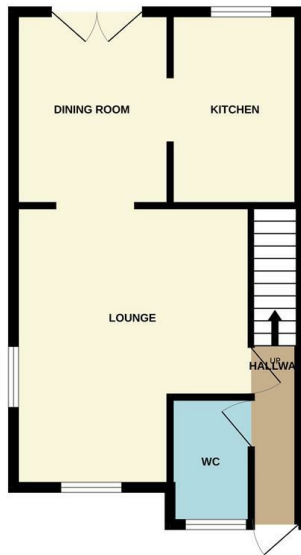
The property has its own drive to a single garage with an up and over door, power, light, loft space and plumbing for a washing machine and tumble dryer.



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. Made with Metagis 12/2014

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S J Warren has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		60	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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