



Scalby Road, Southminster CM0 7BP
£599,995

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk

The accommodation comprises

Situated in a semi rural location on the fringes of both Burnham On Crouch and Southminster, which both host a wide variety of shops, restaurants and general amenities including rail links to London Liverpool Street Station.

PLEASE NOTE THIS PROPERTY DOES ALSO COME WITH THE OPTION TO BUY THE NEIGHBOURING PLOT OF LAND TO THE LFT FLANK, UNDER SEPERATE NEGOTIATION.

This detached two bedroom bungalow does offer potential subject to planning consents required to potentially extend into the roof.

Currently the accommodation which has been finished to a throughout consists of a generous porch and hallway, a superb open plan modern style living, lounge, kitchen/breakfast room and dining room. Two spacious double bedrooms, the main room having a walk in dressing room and en-suite and finally a large family bathroom.

Externally an 85 ft West facing garden to enjoy those hot summer days with a hard standing and started outbuilding of approximately 42 ft x 13 ft which was intended to be an office and games room, with the power and water laid to it. PLEASE NOTE THIS CAN ALSO BE FINISHED, UNDER SEPERATE NEGOTIATION.

To the front the property has its own drive/parking for multiple vehicles.

Entrance Porch

8'4 x 6'9

Double glazed entrance door to a good size porch which has solid oak flooring, double glazed windows to both sides and door leading to the hallway.

Hallway

The hallway has a continuation of the solid oak wood flooring and down lighting, wall mounted grey horizontal column style radiator. Airing cupboard with shelving, pressurised water tank and storage space.

Modern style living open plan

Kitchen/breakfast room, lounge, dining room

28'6 x 15'7

The kitchen breakfast room is an excellent size with an extensive range of grey eye level units with under lighting, matching base units and drawers and quality Quartz work tops over. Inset sink with boiling water tap, integrated dish washer, washing machine and

fridge/freezer, twin built in stainless steel ovens and fitted microwave. Matching breakfast bar island with quality Quartz top and inset induction hob with above extractor, cupboards and drawers below. Tiled flooring, down lighting and underfloor heating which runs into the open plan dining room and lounge.

Dining room

The dining area has a continuation of the tiled flooring from the kitchen with the underfloor heating, offering plenty of space for a good size family table and chairs.

Lounge

The open plan works really well here and particularly if you enjoy the family around or entertaining, the underfloor heating continues with solid oak flooring. Television point and double glazed French doors with side screen windows to the rear garden.

Bedroom one en-suite & dressing room

13'2 x 11'8

An excellent size main bedroom with a double glazed window to the front, television point, wall mounted grey horizontal column style radiator.

A generous walk in dressing room with down lighting, hanging rails, shelving and drawers and a loft access. En-suite with tiled flooring and underfloor heating, over size walk in shower with rain and hand held showers, inset hand wash basin with Quartz surround and vanity cupboards below and a close coupled w/c. Chrome heated towel rail and a double glazed window to the side.

Bedroom two

13'6 x 9'6

Another really generous size double room with a double glazed windows to the front, grey wall mounted horizontal column style radiator and down lighting.

Bathroom

a large bathroom fitted to a high specification, free standing bath with taps/shower attachment, over size walk in shower with rain and hand held showers, his and hers double sink with individual taps and a close coupled w/c. Tiled floor with underfloor heating, down lighting, chrome heated towel rail and double glazed window to the side.

Rear garden

west facing 85 ft

The garden has the benefit of being West facing, so if you enjoy the sun and outside space this will be the one for you.

Commencing with a large patio/entertaining area which extends to a path to both sides of the bungalow, one of which has a cold water tap and both have gates to the front. The main garden is laid to lawn with close board fenced boundaries, there is a part built 42 ft x 13 ft outbuilding which does have the power and water run ready. PLEASE NOTE this could be finished under separate negotiation.

Drive/Parking

To the front of the property there is a block Pavia drive/parking for multiple vehicles.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for guidance purposes only and should be used as such for any prospective purchase. The services shown are approximate and there is no guarantee as to their operability or efficiency can be given. Made with Metaphor 12/2014

Consumer Protection from Unfair Trading Regulations 2008.

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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO2 emissions</i>			
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