



Lavender Drive, Southminster CM0 7RX
£420,000

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk



The accommodation comprises

Located on the fringes of Southminster village but still offering a number of short cuts into the high street, shops, doctors surgery and railway station. This four bedroom detached Abbey Homes built house is offered with NO ONWARD CHAIN.

The ground floor offers a cloakroom/w/c, a good size lounge, dining room and a modern white high gloss fitted kitchen.

The first floor has a principal bedroom with en-suite and there are three further good size bedrooms and family bathroom.

Externally if you enjoy those hot summer days, then the very nicely laid out south facing garden should be just what you are looking for.

Entrance hallway

Entrance door to the hallway, wood effect laminate flooring, stairs to the first floor landing and radiator.

Cloakroom/w/c

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

Lounge

15'3 x 10'4

A good size lounge with a double glazed bay window to the front and further window to the side bringing in plenty of natural light. Two radiators, television point and an arch to the dining room.

Dining room

10'4 x 9'8

The dining room has ample space to entertain and fit a good size table and chairs. Double glazed patio doors to the garden and a radiator and an arch to the kitchen.

Kitchen

12'7 x 11'9

The kitchen has a range of modern high gloss eye level units with back tiling, matching base units and drawers with marble effect work surfaces one and a half stainless steel sink, inset stainless steel gas hob and a built in double oven, plumbing for washing machine and dish washer. Double glazed window to the rear, double glazed door to the side, radiator and door to utility room PLEASE NOTE this has been adapted by using part of the integral garage.

Utility room

8'5 x 8'3

Wall mounted boiler for hot water and heating (not tested) space for utilities and a fridge/freezer.

Landing

Loft access and linen/airing cupboard.

Bedroom one en-suite

13'1 x 11'9

Wood effect laminate flooring, dual double glazed windows to the front, radiator and recess for free standing bedroom furniture.

En-suite. Walk in double shower cubicle, close coupled w/c, hand wash basin, shaver point and light. Chrome heated towel rail, expel air and a double glazed window to side.

Bedroom two

11'2 x 8'5

Wood effect laminate flooring, double glazed window to the rear and radiator.

Bedroom three

10'6 x 8'4

Another double room with a double glazed window to the rear and radiator.

Bedroom four

8'7 x 8'7

Double glazed window to the front and radiator.

Bathroom

Panelled bath with taps and shower attachment, close coupled w/c, hand wash basin, shaver point and light. Tiled walls, expel air, radiator and a double glazed window to the side.

South facing garden

If you enjoy hot summer sunshine then this south facing garden should be the one for you.

Commencing with a patio and path and laid to low maintenance shingle borders and a sun decked seating area above pergola and climbing wisteria and Summer. The boundaries are part close board fenced and brick wall with a side gate giving access to the front.

Own drive and garage

The property has its own driveway to the garage which has an up and over door, power and light.

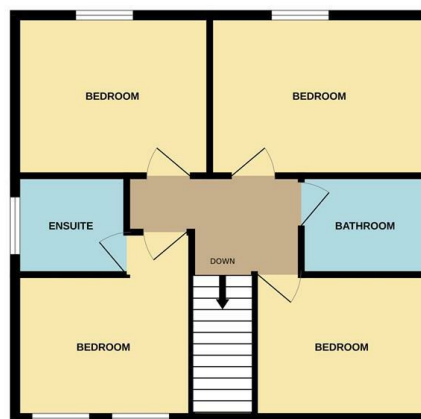
PLEASE NOTE with the utility room using part of the garage the remaining space is ideal for bikes and storage, or could of course be reinstated as first built .



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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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 | | |
| (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 | | |
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