



Chapel Lane, Southminster CM0 7TL
£450,000

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk



The accommodation comprises

GUIDE PRICE £450,000-£470,000

Located in the quaint village of Tillingham which has its picturesque village green and church, a subject sketched and painted regularly by visiting artists. The village has the benefit of a shop, two public houses/restaurants, primary school, doctors surgery and a lovely village park and playing field. A phrase often used is deceptive and this 3/4 bedroom semi detached property absolutely falls into this category, it is only 1 year old with 9 years new build guarantee remaining. PLEASE PAY PARTICULAR attention to the photographs and video tour to truly get a feel for the quality and size of accommodation on offer. The ground floor has a extremely spacious entrance hallway, cloakroom/w/c, large study/sitting room or a potential fourth bedroom, a stunning open plan modern living kitchen/breakfast room, dining room and lounge and finally a utility room. The first floor is equally impressive with three exceptional size double bedrooms with the principal bedroom having an en-suite and finally a high specification family bathroom. Externally a very nicely landscaped 52 ft garden also set out to relax and entertain, to the front the properties own drive for multiple vehicles.

Storm porch

Storm porch with electric down light to the main door.

Hallway

Double glazed door to an incredibly spacious hallway, bags of room here to use for your own needs and laid with quality engineered oak flooring. Stairs to the first floor, cloaks cupboard also housing the pressurised water tank and has storage, individually zoned underfloor heating and oak panelled doors to all rooms.

Cloakroom/w/c

The oak flooring continues into this room and there is a close coupled w/c, hand wash basin with twin vanity drawers below. Double glazed window to the front with fitted blind and down lighting.

Kitchen/breakfast room, dining room & lounge

27'6 x 20'1

This is a truly fantastic room with modern style open

plan living which works so well, incorporating a large kitchen/breakfast room, dining room and lounge.

The kitchen has an extensive range of modern eye level units with under lighting, matching base units with quartz work tops and quartz splash backs, drawers and a large matching breakfast bar with nine drawers, power point and quartz work top. Inset one and a half sink, integrated dish washer, fridge/freezer, inset induction hob with above extractor and glass splash back, built in stainless steel double fan oven.

The oak flooring runs throughout this room again with individually zoned underfloor heating, down lighting and a double glazed window to the side with white fitted shutter/blind.

The dining area has bags of space for a large dining table and chairs or if you prefer the breakfast bar to dine at, a nice snug area.

The remaining room which is a large area is a superb lounge with television point and bi folding doors opening up on to the lovely landscaped rear garden. This room beautifully bright and airy particularly so from the large lantern roof.

Utility room

7'8 x 6'8

The utility room has a three quarter length base unit with base units to the opposite wall and work surface over, plumbing below for washing machine and tumble dryer. Individually zoned underfloor heating, down lighting, double glazed door to the side and a continuation of the oak laid flooring.

Landing

Loft access.

Principal bedroom en-suite

15'3 x 12'1

All the bedrooms in this property are a superb size, so unusual to have three excellent size double rooms. Down lighting, radiator on an upstairs only thermostat, double glazed window to the rear with white shutter/blind and television point. En-suite tiled flooring, walk in shower with hand held and rain shower, over size hand wash basin with dual vanity drawers below and a close coupled w/c. Chrome heated towel rail, down lighting, expel air and a double glazed window to the rear with fitted blind.

Bedroom two

15'3 x 9'3

Another really excellent size room with wardrobes to both walls remaining, down lighting and a double glazed window to the front with fitted blind and radiator.

Bedroom three

12'5 x 10'2

A lovely size third double bedroom with down lighting, radiator and a double glazed window to the front with white shutter/blind.

Bathroom

As with all the rooms again this is a great size with a panelled shower bath with rain and hand held showers and screen, close coupled w/c and an oversize hand wash basin with dual vanity drawers below. Tiled flooring, part tiled walls, down lighting, expel air, chrome heated towel rail and a double glazed window to the front with fitted blind.

Rear garden

52 ft

The rear garden commences with a large patio/entertaining area which extends to a side path with water tap and side gate to the front.

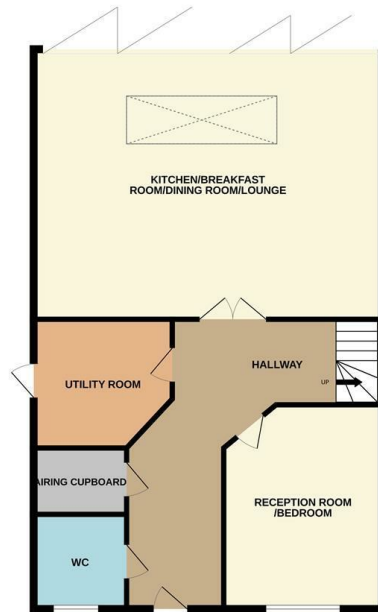
The main garden is very neatly laid to lawn with landscaped well stocked surrounding borders, to the rear is a further decked area with pergola and sun canopy to relax and enjoy. To one side is a garden shed which has been discreetly screened.

Frontage/drive

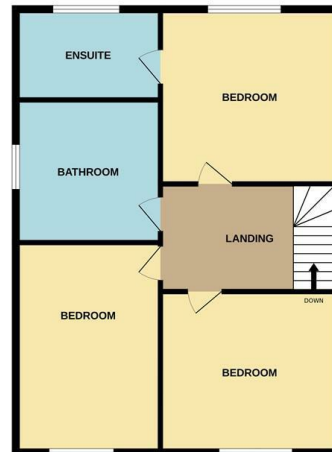
To the front the property has its own drive for multiple vehicles.



GROUND FLOOR



1ST FLOOR



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 |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | 97 |
| (92 plus) A | | 86 | |
| (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 | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 MetreX v2004

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