



High Brooke Drive, Southminster CM0 7XW  
£339,995

To view this property call  
01621 734300

**SJ WARREN**  
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## The accommodation comprises

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A superb 2019-built three bedroom semi detached David Wilson Home.

Situated in a peaceful and sought after development, 3 High Brooke Drive offers an exceptional opportunity to acquire a beautifully presented three bedroom property.

Designed with contemporary living in mind this property combines stylish finishes, generous rooms sizes, and throughout a layout to create a ready to move into home.

The property throughout is presented to a high standard and all the rooms are bright and airy. The ground floor offers a good size entrance hallway, cloakroom/w/c, spacious lounge and a modern fitted kitchen/dining room.

The first floor has a principal bedroom with en-suite and two further good size rooms and a family bathroom.

Externally the property has a generous rear garden with an extended patio/entertaining area, along with a second seating area to the corner of the garden. There is a driveway to the side for three vehicles and an EV charging point.

### Entrance porch/hallway

Entrance to the porch which is a good size and has quality grey oak wood effect laminate flooring, this runs throughout the ground floor. Doors to the lounge, cloakroom/w/c and radiator.

### Lounge

15'1 x 12'2

We have mentioned all the rooms throughout the property are offered to a high standard, making this a property to literally move straight into and make your own. Double glazed windows to the front bring in bags of light to the room, large understairs storage cupboard, radiator and television point.

### Kitchen/dining room

15'4 x 10'9

The kitchen is a lovely bright and airy room with a range of modern white eye level units with underlighting, matching base units and drawers with composite wood grain effect work surfaces over. Inset gas hob with above extractor and stainless steel oven below, inset stainless steel sink, integrated dishwasher, washing machine,

fridge/freezer and radiator.

The dining area has plenty of space for a good size table and chairs, radiator and double glazed French doors to the rear garden.

### Landing

Loft access and a built in linen cupboard.

### Principal bedroom en-suite

10'8 x 9'4

A good size double bedroom with a fitted double wardrobe to one wall, grey wood effect laminate flooring. Dual double glazed windows to the rear and radiator.

En -suite Walk in double shower cubicle, pedestal hand wash basin, close coupled w/c, part tiled walls, white heated towel rail and expel air.

### Bedroom two

12'7 x 8'1

The wood effect grey flooring continues to all the bedrooms and once again this is a good size double room. Double glazed window to the front and radiator.

### Bedroom three

7'8 x 7'1

This being the third room is still a nice size and has a double glazed window to the front and radiator.

### Bathroom

Panelled bath with fitted shower and screen. pedestal hand wash basin, close coupled w/c. Part tiled walls, white heated towel rail and expel air.

### Rear garden

The property has a generous garden to enjoy commencing with a patio/entertaining area, side gate water tap and a neatly laid lawn. There is a second seating/bbq area to the rear of the garden and garden shed and the boundaries are close board fenced.

### Front garden

The front garden is laid to neatly laid to lawn.

### Driveway.

The property has its own driveway to the side of the house, with parking for three vehicles.



#### 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		
(92 plus) A		96
(81-91) B	84	
(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 <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		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



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