



Steeple Meadows, Southminster CM0 7UY
£387,000

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk

The accommodation comprises

Located on the fringes of Southminster in a quiet cul-de-sac is this eye appealing four bedroom link detached family home.

The property offers a generous hallway which is big enough to double as a study area, cloakroom/w/c, a modern kitchen open to the dining room and again open to a generous conservatory the ground floor is complete with a good size lounge. The first floor offers four double bedrooms with the master room being en-suite and a family bathroom. Externally there is a pleasant well kept and manageable size rear garden and to the front the properties own drive to garage.

Entrance hallway/study space

11'5 x 5'5

Double glazed entrance door and side screen window to a spacious hallway, this area offers ample space to use as a study area or similar. Oak wood effect laminate flooring, down lighting, radiator with decorative cover, wall mounted keypad for the security system and stair to the first floor.

Cloakroom/w/c

A continuation of wood oak effect flooring, close coupled w/c, hand wash basin, radiator and a double glazed window to the front.

Kitchen

10'5 x 8'5

Down lighting, oak wood effect laminate flooring and a good range of modern white eye level units, matching base units with drawers, pull out spice rack and built in wine chiller and granite effect work surfaces over. One and a half sink, Neff gas hob with extractor and glass splash back, double built in Neff oven, integrated fridge/freezer, open plan to the dining room.

Dining room

10'5 x 8'4

Down lighting and a continuation of the oak wood effect laminate flooring, plenty of space for a good size family table and chairs, radiator with decorative cover and open to the conservatory.

Conservatory

11'1 x 10'4

A good size double glazed conservatory with ceiling light/fan, television point and oak wood effect laminate flooring.

Lounge

17'5 x 10'4

A good size room with a sandstone fireplace surround and inset gas coal flame fire, down lighting and oak wood effect laminate flooring. Radiator, television point and two double glazed windows to the front and a further double glazed window to the side bringing bags of natural light.

Landing

A generous part gallery landing with loft access, airing cupboard with water tank and a further storage cupboard. Loft access and a double glazed window to the side.

Master bedroom en-suite

12'4 x 10'4

Wood oak effect laminate flooring ceiling light/fan, television point, radiator and a double glazed window to the front and door to the en-suite. En-suite tiled flooring and tiled walls, shower cubicle, built in w/c and cistern, sink with vanity surround and cupboards below. Chrome heated towel rail, double glazed window to the front and a velux style ceiling window.

Bedroom two

12'7 x 8'8

A good size double room with double glazed window to the front, radiator and television point from the loft.

Bedroom three

10'4 x 9'4

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

Bedroom four

10'5 x 6'9

Great size for a fourth bedroom, radiator and a double glazed window to the rear.

Bathroom

Tiled flooring and walls, paneled bath with shower attachment, pedestal hand wash basin, close coupled w/c. Shaver point, chrome heated towel rail and a velux style ceiling window.

Rear garden

The property has a well kept and manageable size garden commencing with a patio area leading to a

part raised decked seating and entertaining area.

Attractive slate border with centre water feature, garden shed with power, outside tap and a side access with gate to the front, courtesy door to the garage.

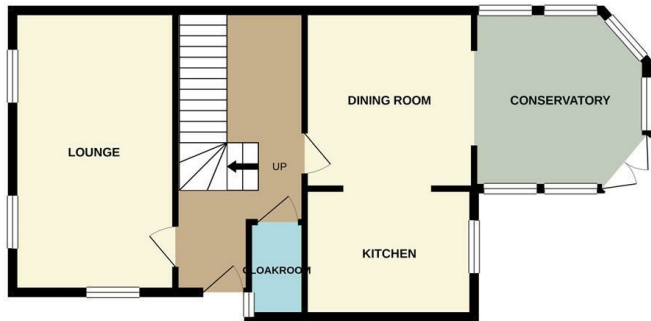
Frontage/drive to garage

There is a small established border to the front and to the side the properties own drive to garage with up and over door, power and light.



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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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		
(21-38) F		
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