



North Street, Southminster CM0 7DG  
£345,000

To view this property call  
01621 734300

**SJ WARREN**  
[www.sjwarren.co.uk](http://www.sjwarren.co.uk)



## The accommodation comprises

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### LOOKS CAN BE DECEIVING!!

This character semi detached three bedroom house has been extended and refurbished throughout to an amazing standard and offers fantastic spacious high specification kitchen/dining room in excess of 28 ft a truly fantastic entertaining/family room. The cosy lounge is to the front of the property again decorated to a high standard with a fireplace with cast iron log burner, in addition there is a cloakroom/w/c shower room.

The first floor continues in the same high standard with an excellent size master bedroom with quality Hammonds fitted wardrobes, two further good size bedrooms and a very high specification fitted family bathroom. Externally the property has a large garden in excess of 85 ft and we would urge you to pay particular attention to our photographs and video tour to fully appreciate the quality of this property.

#### Entrance hallway

Double glazed entrance to the hallway which is as along with the whole house decorated and finished to a very high standard, with quality engineered oak flooring and nine inch skirting boards, smooth plastered ceiling and down lighting. Stairs to the first floor with an under cupboard.

#### Cloakroom/w/c shower room

An excellent addition and fitted to a high specification with double walk in shower, built in w/c cistern and hand wash basin with vanity surround and cupboards below. Part tiled walls, smooth ceiling and down lighting, expel air and a heated chrome towel rail the quality extra Burlington fittings including shower shampoo holder, toilet roll holder and sink soap holder all will remain.

#### Kitchen/dining room

28 x 12

This is truly a fantastic room whether you are a keen cook or juts want a wonderful entertaining /family room certainly the hub of the home. There is an extensive range of quality midnight blue eye level units with under lights and back tiling, matching base units with quart work tops over and integrated freezer, two fridges, Bosch oven and a further combination micro wave oven, integrated Bosch dish washer, inset AEG induction hob with gas burner and above extractor, plate warmer, pull out bin recycling drawer, four pan drawers, two cutlery drawers and a

twin butler style sinks with combi boiling hot tap. The ceiling is smooth plastered with down lighting, nine inch skirting boards, power sockets including usb ports and within the main kitchen and dining area there are top quality Industrial fitted lights which will remain. Double glazed sash style window and double glazed door to the side window to the rear.

The dining area offers more than enough space for a large family table and chairs and there is an exposed brick slip wall with concealed wiring and point for a flat screen television., the opposite wall also has a large dresser/display cabinet with drawers matching the kitchen units and this really does enhance finish off the room with the cabinets having down lighting, double glazed sash style window to the rear and a quality grey column style radiator.

#### Lounge

13'7 x 11'8

A lovely bright and airy room again with smooth ceiling and a continuation of the engineered oak flooring with nine inch skirting boards. Made all the more cosy by an open fire with cast iron log burner and to ether side fitted double cupboards with solid oak tops with fitted sliders for easy access and above solid oak shelving once again fitted with easy access sliders and led strip lighting, concealed wiring for a flat screen television, two radiators and a bay window with double glazed sash windows to the front with made to measure blind to remain.

#### Landing

The landing has a smooth plastered ceiling with down lighting and nine inch skirting boards, loft access, radiator and a double glazed sash style window to the side, built in cupboard housing the combination boiler and space for a condensing tumble dryer.

#### Master bedroom

13'5 x 11'8

Another very tastefully decorated and generous size room with smooth ceiling and part down lighting, two double fitted quality Hammonds designed wardrobes, radiator usb ports and a double glazed sash style window to the front with made to measure blind to remain.

#### Bedroom two

9'9 x 8'1

Another double room with smooth ceiling and loft access, double glazed sash style window to the rear and radiator.

#### Bedroom three

9'6 x 7'6

Smooth ceiling sky/television point, double glazed window to the rear and radiator.

#### Bathroom

A superb bathroom with smooth ceiling and down lighting, quality Utopia fittings and a suite comprising of a free standing bath with centre sunk wall taps, hand wash basin with vanity surround and cupboards below with above lit mirror, w/c with built in cistern and above vanity cabinet with under lighting. Part tiled walls and tiled flooring, expel and a chrome heated towel rail.

#### Rear garden

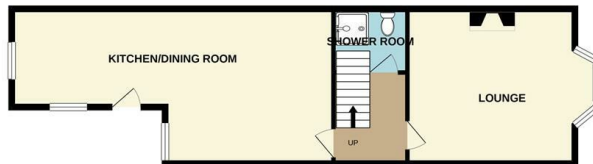
The property has a garden in excess of 85 ft commencing with a generous patio/entertaining area leading to the main garden which is neatly laid to lawn with some established planting surrounding. The boundaries are close board fenced and there is a garden shed to the rear of the garden, side path outside tap and gate giving access to the front.

#### Frontage

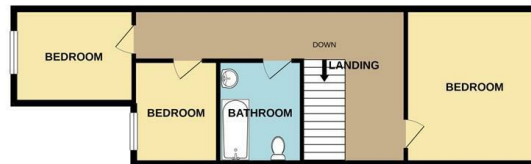
The property has a small front garden laid to paving with wrought iron railings and gate.



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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#### 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		
(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 <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		
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