



STUART THOMAS
ESTATES



- DETACHED FOUR BEDROOM HOUSE
- FOUR BEDROOMS
- EN SUITE TO MASTER BEDROOM
- GARAGE

28 Minton Heghts, Rochford, SS4 3EQ

£525,000

Welcome to this beautiful four-bedroom detached home located in the sought-after area of Col de San. Designed with family living in mind, this property offers generous living spaces, modern comfort, and practical features throughout.



Property Description

ENTRANCE HALL

Double glazed entrance door and window leads to the spacious and entrance hall. Under stairs storage cupboard. Radiator. Coving. Carpet.

CLOAKROOM

Low level WC and a hand wash basin with splash back tiles. Obscure double glazed window to the front. Radiator. Heated chrome towel rail. Large built in storage cupboard.

LOUNGE

A good size lounge diner with brick feature fire place. Double glazed window to front. Two radiators. Double glazed door leading to the garden. Carpet.

KITCHEN

The kitchen area is well fitted with a range of wooden units at eye and base level with work surfaces over. Electric hob with extractor hood over. Fitted electric oven. Stainless single drainer sink unit with a mixer tap over. Double glazed window overlooking the rear garden. Breakfast bar. Radiator. Carpet.

UTILITY ROOM

Fitted kitchen cupboard at eye and base level with stainless steel single bowl single drainer sink. Splash back tiles. Radiator. Carpet. Glazed panelled door to rear and garden. Space for fridge and freezers. Wall mounted boiler. Door to garden.

LANDING

Access to the loft. Carpet. Storage cupboard.

BEDROOM ONE





Double glazed window to the front. Radiator. Fitted mirrored wardrobe. Door leads to the en suite. Ceiling fan. Carpet.

ENSUITE

With a 3 piece white suite comprising a sink set in vanity unit and back to wall toilet. Three wall mounted cupboards. Fully tiled shower with folding glass door. Obscure double glazed window to the side. Radiator. Fully tiled to all visible walls. Wall mounted chrome towel rail.

BEDROOM TWO

Double glazed window to the rear. Fitted wardrobe. Radiator. Carpet. Fitted corner shelving.

BEDROOM THREE

Double glazed window to the rear. Built in shelving and desk. Radiator.

BEDROOM FOUR

Double glazed window to the front. Carpet. Radiator.

BATHROOM

With a 3 piece suite comprising a low level wc pedestal wash basin and a bath. Obscure double glazed window to the side. Radiator. Part tiled walls. Wall mounted mirrored cupboard. Carpet.

REAR GARDEN

This delightful rear garden is laid to lawn with a patio. Screen fencing. Established shrubs. Summer house/storage.

FRONT GARDEN

Driveway leading to garage.





GARAGE

Garage to the front of the property with an up and over door.

AGENTS NOTES

Tenure Freehold

Rochford District Council

Council Tax Band F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

294 Kiln Road, Benfleet, Essex,
SS7 1QT

stestates.co.uk
01702 558110
info@stestates.co.uk

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