

Paul Mason Associates



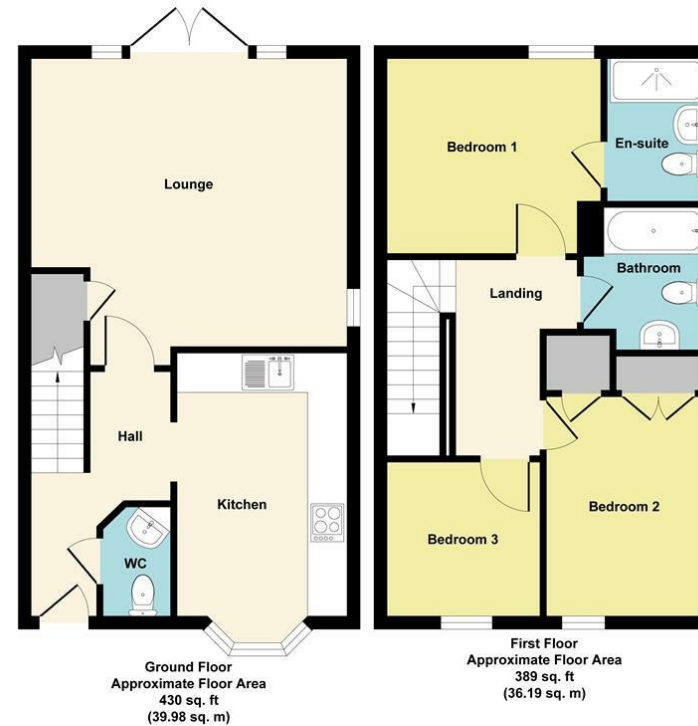
Larch Grove, Southminster, CM0 7FN

Guide price £340,000

- Three Bedroom Family Home
- Lounge/Dining Room
- Kitchen/Breakfast Room
- Cloakroom
- Fitted Family Bathroom
- Bedroom One With En-Suite
- Close To Railway Station,
Schools And Town Centre
- Landscaped Rear Garden
- Private Driveway
- EPC - B

This well presented three bedroom semi-detached home, which was constructed by Messrs David Wilson homes in 2016 benefiting from 2 years remaining on its NHBC guarantee. The property is situated within the village of Southminster within easy access of shops, restaurants, schools and a railway station which has links to London's Liverpool Street. The accommodation includes bedroom one with en-suite, two further bedrooms and a family bathroom to the first floor. On the ground floor there is a entrance hall, lounge/dining room, kitchen/breakfast room and a cloakroom. Externally the property is set back from the road with a well maintained rear garden. To the front there is block paved driveway with parking for four/five vehicles. Viewing comes highly recommended to fully appreciate the size and standard of the accommodation on offer.

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Approx. Gross Internal Floor Area 819 sq. ft / 76.17 sq. m
Produced by Elements Property

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
	96		
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B	83	(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

Distances

Southminster Train Station - 0.7 miles

Ormiston Rivers Academy - 2.5 miles

Southminster Primary School - 0.5 miles

Burnham-On-Crouch - 3 miles

Chelmsford - 19 miles

All distances are approximate

ACCOMMODATION

Ground Floor

Entrance Hall

Double glazed entrance door to front. Stairs to first floor. Wood effect flooring. Radiator. Doors leading to Kitchen, Lounge and Cloakroom.

Cloakroom

Two piece suite comprising low level WC and pedestal wash hand basin. Part tiled walls. Wood effect flooring. Radiator.

Kitchen/Breakfast Room

4m x 2.6m (13'1" x 8'6")
Double glazed window to front. Modern units fitted to eye and base level finished with stone effect work surfaces with stainless steel inset sink and drainer. Tiled splash backs. Built in electric oven and a four ring gas hob with extractor over, dishwasher, Fridge freezer

and space for washing machine. Wall mounted Combi Boiler. Wood effect flooring. Radiator.

Lounge/Dining Room

4.8m x 4.4m (15'8" x 14'5")
Double glazed window to side. Double glazed French doors leading to rear garden. Inset spotlights. Storage Cupboard. Radiator.

FIRST FLOOR

Bedroom One

3.2m x 3m (10'5" x 9'10")
Double glazed window to rear. Built in wardrobes. Radiator. Door to en-suite.

En-Suite

Double glazed window. Three piece suite comprising large shower cubicle with attachments, low level WC and pedestal wash hand basin. Part tiled walls. Tile effect flooring. Heated towel rail.

Bedroom Two

3.3m x 2.4m (10'9" x 7'10")
Double glazed window to front. Built in wardrobes. Radiator.

Bedroom Three

2.3m x 2.3m (7'6" x 7'6")
Double glazed window to front. Radiator.

Family Bathroom

Obscure double glazed window to

side. Three piece white suite comprising panelled bath. Close coupled WC. Pedestal wash hand basin. Wood effect flooring. Radiator.

EXTERIOR

Rear Garden

Commencing a large paved patio seating area with the remainder laid to lawn with artificial grass. Fenced to boundaries. Outside lighting. Outside tap. Access to front via side gate.

Frontage

Double width block paved driveway provides off road parking for four to five vehicles. Access to entrance door. Gate to side leading to rear garden

Services

Gas - Mains
Electric - Mains
Water - Mains
Drainage - Mains
Heating - Gas central heating
Local Authority - Maldon District Council

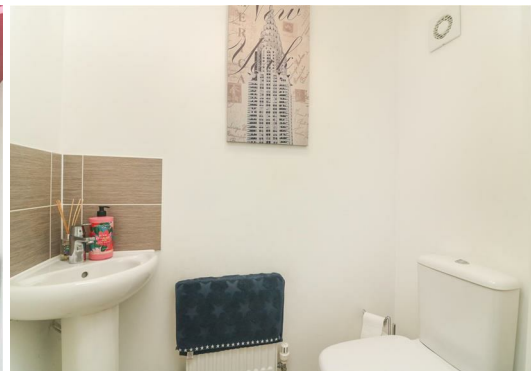
Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

Important Notices

We wish to inform all prospective

purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.



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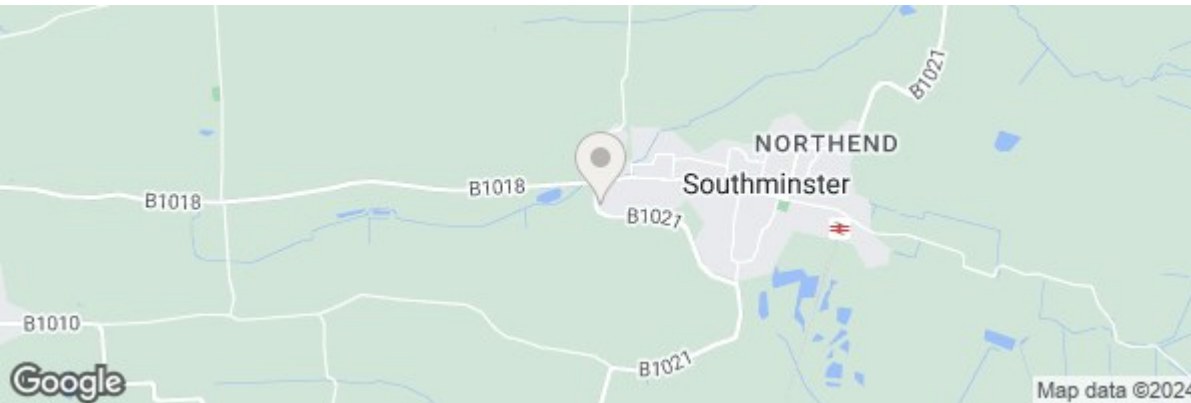
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