

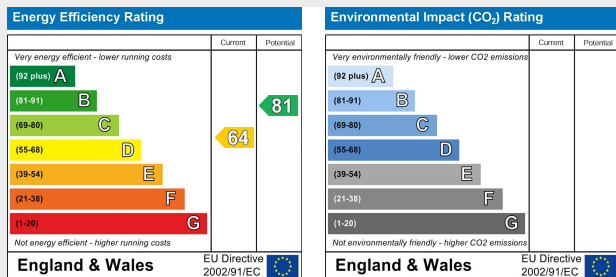
Paul Mason Associates



Pantile Hill, Southminster, CM0 7BA  
Guide price £495,000

- Spacious Accommodation Throughout
- Viewing Highly Recommended
- Two Reception Rooms
- Re-Fitted Kitchen
- Utility Room
- Four Double Bedrooms
- Family Bathroom
- Two Driveways Offering Ample Parking
- Detached Double Cart Lodge & Workshop
- EPC - D

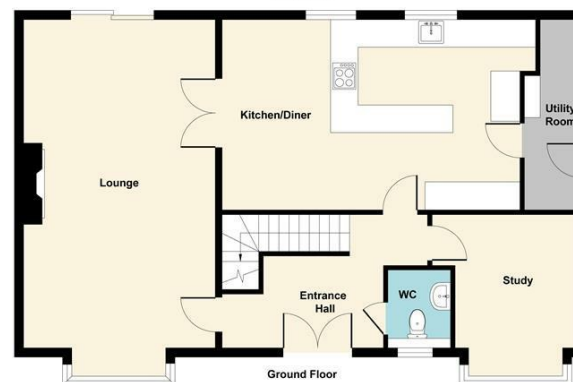
This impressive well-presented spacious four bedroom detached family house is situated within the village of Southminster, within easy access of shops, restaurants, schools and a railway station which has links to London's Liverpool Street. The accommodation includes bedroom one with en-suite, three further bedrooms and a family bathroom to the first floor. On the ground floor there is a large entrance hall, lounge/dining room, kitchen/breakfast room, utility room, study and a cloakroom. Externally, the property is set back from the road with a well maintained rear garden. To the front there is driveway with parking for four/five vehicles with an additional driveway leading to a detached double cart lodge & workshop with parking for numerous vehicles. Viewing comes highly recommended to fully appreciate the size and standard of the accommodation on offer.



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First Floor



Ground Floor

## Distances

Southminster Train Station - 0.6 miles

Southminster Primary School - 0.4 miles

Ormiston Rivers Academy - 2.3 miles

Maldon High Street - 10.1 miles

Chelmsford City Centre - 18.4 miles

Southend Airport - 23.8 miles

All mileages are approx.

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

Double wooden entrance doors to front. Stairs to first floor with storage cupboard below. Laminate wood flooring. Radiator. Doors to :-

#### Kitchen/Breakfast Room

6.4m x 4.1 (20'11" x 13'5")

Two double glazed windows to rear. Modern units fitted to eye and base level with composite work surfaces and matching

up-stands with 1 1/2 inset sink and drainer. Integrated four ring hob with extractor over, double electric oven, warming drawer and dishwasher. Space for american fridge/freezer. Inset spotlights. Laminate wood flooring. Radiator. Door to :-

#### Utility Room

4.2 x 1.2 (13'9" x 3'11")

Double glazed window to side aspect,. Double glazed door leading to side. Units fitted to eye and base level with stone effect work surfaces Space for washing machine, tumble dryer and fridge/freezer. Laminate wood flooring. Radiator.

#### Lounge/ Dining Room

7.1 x 4.1 (23'3" x 13'5")

Double glazed bay window to front with wooden shutters. Double glazed patio doors leading to rear garden. Open fireplace with wood log burner. Solid oak herringbone flooring. Radiator. Double half glazed doors to kitchen/breakfast room.

#### Study

3.2m x 3.2m (10'5" x 10'5" )

Double glazed bay window to front with wooden shutters. Laminate wood flooring. Radiator.

#### Cloakroom

Obscure double glazed window to front. Two piece suite comprising vanity wash hand basin with storage below. Concealed W/C. Wood effect flooring. Radiator.

#### First Floor

##### Landing

Double glazed window to side. Stairs to ground floor. Airing cupboard. Radiator. Doors to :-

##### Bedroom One

4.3 x 4.1m (14'1" x 13'5" )

Double glazed window to rear. Coved ceiling. Built in wardrobes. Radiator. Door to :-

##### En-Suite

Obscure double glazed window to rear. Three piece white suite comprising shower cubicle with attachments, low level WC and Pedestal wash hand basin. Part

tiled walls and tiled effect flooring.  
Radiator.

### Bedroom Two

3.7m x 3.2m (12'1" x 10'5" )  
Double glazed window to rear.  
Radiator.

### Bedroom Three

3.2m x 3.2 (10'5" x 10'5" )  
Double glazed window to front.  
Radiator.

### Bedroom Four

4.1m x 2.6m (13'5" x 8'6" )  
Double glazed window to front.  
Radiator.

### Family Bathroom

Obscure double glazed window to rear. Four piece white suite comprising shower cubicle with attachments, panelled bath, low level WC and Pedestal wash hand basin. Airing cupboard. Inset spotlights. Fully tiled walls and wood effect flooring. Heated towel rail.

## EXTERIOR

### Rear Garden

Mainly laid to lawn with a variety

of flowers, trees and shrubbery. Large paved seating area. Fenced boundaries. Outside lighting. Outside tap. Access to frontage via side gate.

### Frontage

Driveway providing off road parking for numerous vehicles. Additional driveway leading to a detached double cart lodge & workshop. Remainder laid to lawn. Outside lighting.

### Second Driveway

Driveway providing off road parking for numerous vehicles leading to the detached double cart lodge & workshop. EV Charging point, Outside lighting.

### Workshop

Power & light connected.

### Property 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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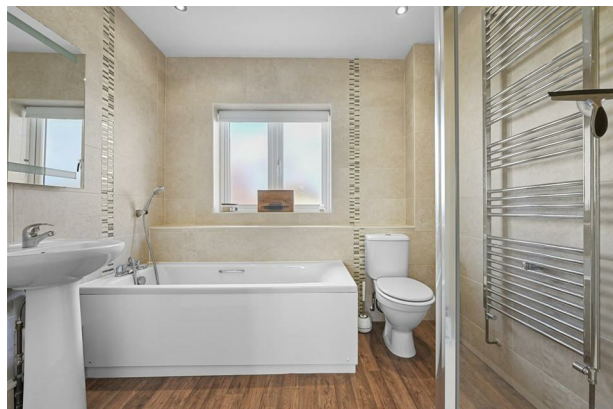
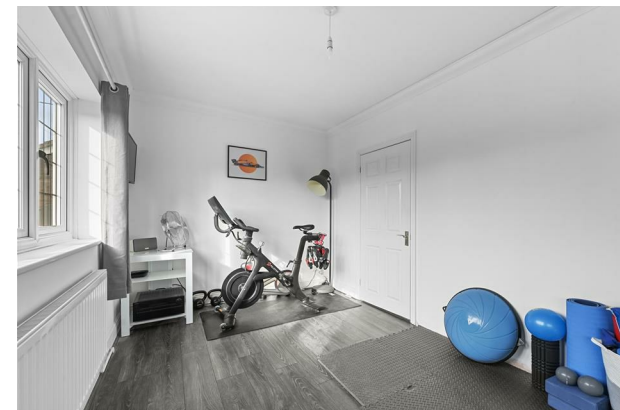
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