



Cripplegate, Southminster, Essex CM0 7DW  
£500,000

**Church & Hawes**  
Est. 1977

Estate Agents, Valuers, Letting & Management Agents



Built by the current owner to a high specification approximately 5 years ago is this wonderfully versatile detached residence benefitting from open farmland on three aspects. The property is located on the edge of the village yet offers easy access to local shops, pubs, primary school and train station. The generously proportioned accommodation comprises three first floor bedrooms with family bathroom, there is also a very generous landing area with large walk in storage cupboard, whilst the ground floor boasts an entrance hallway with two storage cupboards, cloakroom, sitting room/office, bedroom with en-suite wet room, open plan kitchen/living/dining room and separate utility room. Externally there is an in and out driveway providing parking for up to 4 vehicles, open carport and an attractive rear garden which backs and sides directly on to open fields. Being only 5 years old the property does still have approximately 5 years remaining on its build warranty. Other keys features include gas fired under floor heating to the ground floor, double glazed windows and doors. Viewing comes highly advised to fully appreciate all that is on offer, strictly by appointment via Church & Hawes. Energy Rating B.

## FIRST FLOOR:

### LANDING:

Velux window, stairs to ground floor, doors to:

### BEDROOM:

17'0" x 12'5" (5.2 x 3.8)

Dual aspect room with double glazed windows to side and rear, radiator.

### BEDROOM:

16'8" x 12'5" (5.1 x 3.8)

Double glazed window to side, radiator.

### STUDY:

14'5" x 10'5" (4.4 x 3.2)

Double glazed window to front, radiator.

### BATHROOM:

Velux window, radiator, three piece white suite comprising panelled bath with mixer tap, shower over and glass screen, close coupled WC and wash hand basin set on storage unit, part tiled walls, wood effect floor, inset downlights.

## GROUND FLOOR:

### ENTRANCE HALL:

Entrance door to front, stairs to first floor, cloaks storage cupboard, airing cupboard, doors to:

### SITTING ROOM/OFFICE:

17'4" x 9'2" (5.3 x 2.8)

Double glazed window to front, inset downlights.

### CLOAKROOM:

Obscure glazed window to side, two piece white suite comprising close coupled WC and wash hand basin set on vanity storage unit, mirrored door cabinet, wood effect floor, inset downlights.

### KITCHEN/LIVING/DINING ROOM:

23'3" x 16'8" (7.1 x 5.1)

Stunning triple aspect room with double glazed bi fold doors opening to rear garden with field views, double glazed windows to rear and both sides. Impressive kitchen area comprising fitted wall and base mounted storage units and drawers, wooden work surfaces and upstands, fitted eye level oven, ceramic hob with extractor hood over, integrated fridge/freezer, space and plumbing for dishwasher, matching island unit with inset sink unit and pendant lighting over, wood effect flooring, inset downlights

### UTILITY:

Continuation of matching base mounted storage units with wooden work surface and inset sink unit, space and plumbing for washing machine and tumble dryer, wall mounted gas boiler, wood effect flooring, inset downlights.

### BEDROOM:

16'8" x 10'2" (5.1 x 3.1)

Dual aspect room with double glazed windows to front and side, fitted furniture including wardrobes and dresser unit, door to:

### EN-SUITE WETROOM:

Fully tiled wet room comprising overhead monsoon shower head with floor drain, close coupled WC and wall mounted wash hand basin with mirrored cabinet over, inset downlights.

## EXTERIOR:

### REAR GARDEN:

Well presented garden commencing with a paved patio seating area, remainder mainly laid to lawn with low hedges to boundary allowing for picturesque field views, mature shrub planting, gate to side leading to:

### FRONTAGE:

In and out block paved driveway providing off road parking for up to 4 vehicles, open carport with access to front door, dwarf brick wall to front, mature planting to side, access gate to rear garden.

### TENURE & COUNCIL TAX BAND:

The property is being sold freehold and is Tax Band F.

### AGENTS NOTE:

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

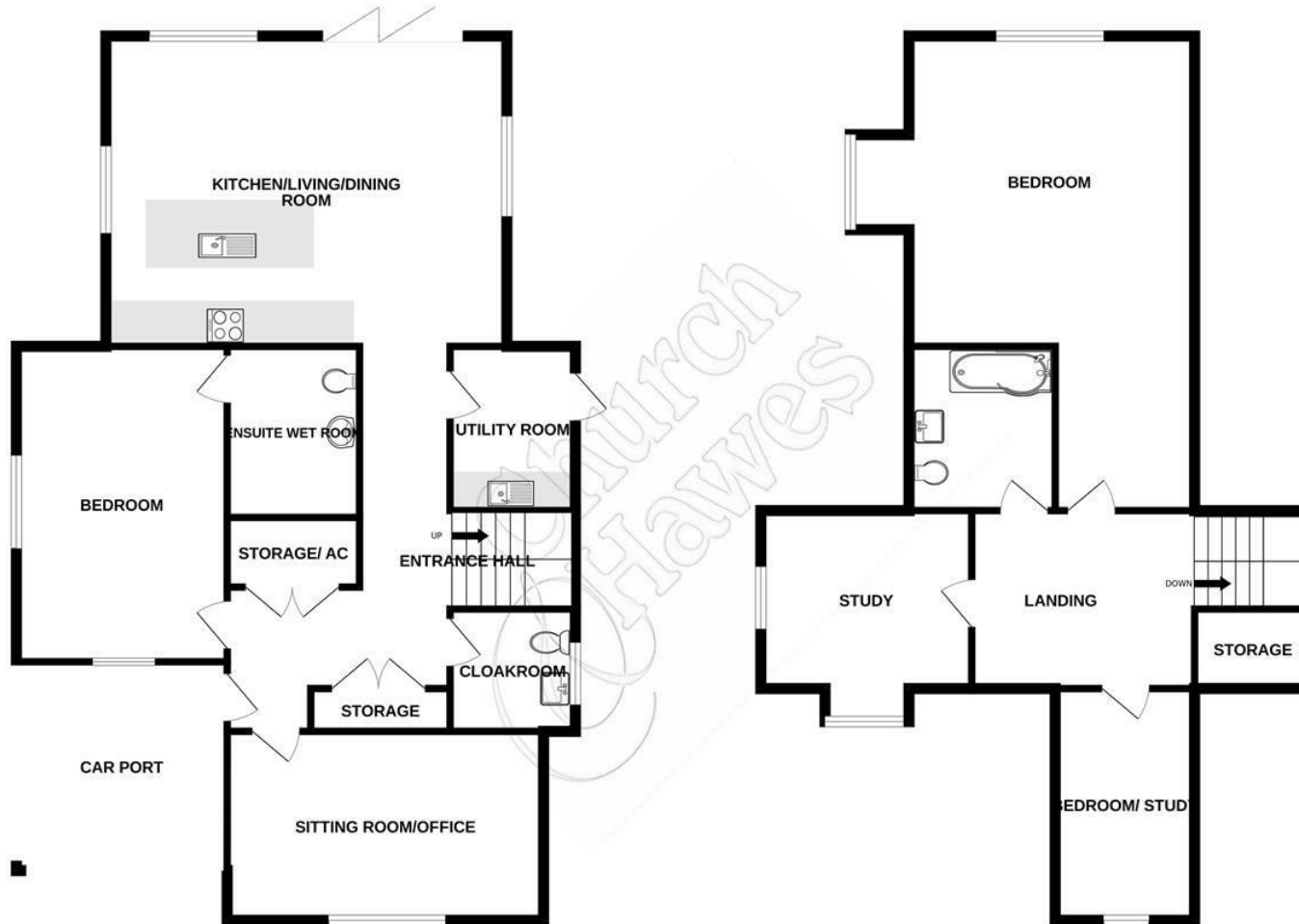
### VILLAGE OF SOUTHMINSTER:

Southminster is a thriving village benefiting from its rail links into London Liverpool Street Station, being the start of the line should guarantee a seat. The village offers a local primary school, day nursery and pre-school whilst schooling for older children is available in the nearby towns of Burnham-on-Crouch, Maldon and South Woodham Ferrers. There is a local park with an establish tennis club and various sports and social clubs. Shopping facilities include 3 convenience stores, a post office, traditional butcher, coffee shop, hairdressers, doctor's surgery, pharmacy, vet, takeaways and public houses.

The neighbouring town of Burnham on Crouch boasts many amenities that are uncommon in small towns including two primary schools and an academy secondary school, cinema, Burnham yacht harbour/marina, several boatyards, three yacht clubs (including the Royal Corinthian & Royal Burnham), two supermarkets and numerous individual shops, public houses and restaurants. The Burnham-on-Crouch Golf Club, founded in 1923, is situated in Creeksea on the outskirts of Burnham and enjoys breath taking views over the Crouch Valley and River Crouch.

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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