



Queen Street, Southminster, Essex CM0 7BB
Price £325,000

Church & Hawes
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

****GUIDE PRICE £325,000 TO £345,000**** Built in 2018 and maintained since to an exceptional standard throughout is this light, airy and quite stunning detached property set on the outskirts of the village of Southminster, yet still within walking distance of it's High Street with shops, pubs and doctors surgery as well as Southminster's railway station which offers direct links into London Liverpool Street. Deceptively spacious living accommodation commences on the ground floor with a generously sized and inviting entrance hall leading to a cloakroom and impressive 'Shaker' style kitchen/breakfast room with integrated appliances. This then opens to a wonderful dual aspect living area. The first floor enjoys two impressive double bedrooms, one of which is served by an en-suite shower room and the other being served by a superb family bathroom. Externally, is a low maintenance and manageable rear garden while off road parking is on offer to the side of the property for up to four vehicles. Viewing this property is strongly advised to fully appreciate the standard and deceptive size this property has to offer. Energy Rating B.

FIRST FLOOR:

LANDING:

Radiator, access to loft space, staircase down to ground floor, doors to:-

BEDROOM ONE:

16'4 x 10'2 (4.98m x 3.10m)

Dual aspect room with double glazed windows to front and rear, radiator, door to:-

EN-SUITE:

Obscure double glazed window to rear, chrome heated towel rail, three piece white suite comprising a fully tiled walk in shower, wash hand basin set on vanity with storage cupboard below and close coupled WC, wall mounted cabinet, part tiled walls.

BEDROOM TWO:

10'6 x 10'4 (3.20m x 3.15m)

Double glazed window to front, radiator.

FAMILY BATHROOM:

Obscure double glazed window to rear, chrome heated towel rail, three piece white suite comprising panelled bath with mixer tap and shower attachment, wash hand basin set on vanity unit with storage cupboard below and close coupled WC, part tiled walls, tiled floor.

GROUND FLOOR:

ENTRANCE HALL:

Composite entrance door to front, radiator, staircase to first floor, doors to:-

CLOAKROOM:

Obscure double glazed window to front, two piece white suite comprising close couple WC and wash hand basin set on vanity unit with storage cupboard below, part tiled walls, tiled floor, extractor fan.

KITCHEN/BREAKFAST ROOM:

Double glazed window to rear, radiator, extensive range of 'Shaker' style wall and base mounted storage units and drawers, granite work surfaces with inset single bowl sink unit with drainer grooves to side, built in four ring gas hob with glass extractor hood over and oven below, built in eye level oven, integrated fridge freezer and dishwasher, wood effect flooring, open plan to:-

LIVING ROOM:

17'2 x 10'2 (5.23m x 3.10m)

Dual aspect room with double glazed window to front and double glazed French style doors opening on to rear garden, radiator, exposed brick fireplace with display mantle over, continuation of wood effect flooring.

EXTERIOR:

REAR GARDEN:

Low maintenance rear garden, commencing with a paved seating area leading to remainder which is laid to lawn and leads round side of house to timber storage shed.

PARKING:

Driveway to side of property providing off road parking for up to four vehicles.

TENURE & COUNCIL TAX

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

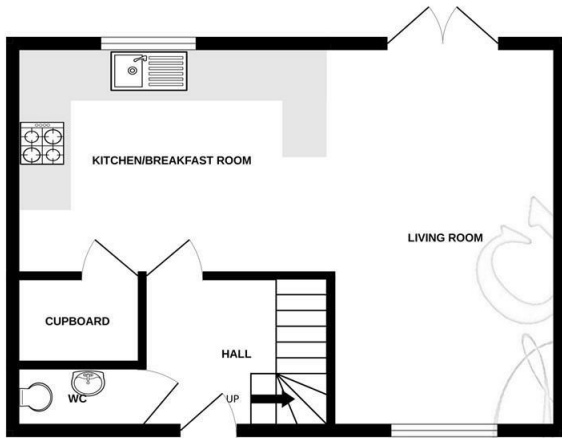
SOUTHMINSTER:

Southminster is a thriving village benefiting from its rail links into London Liverpool Street Station. 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.

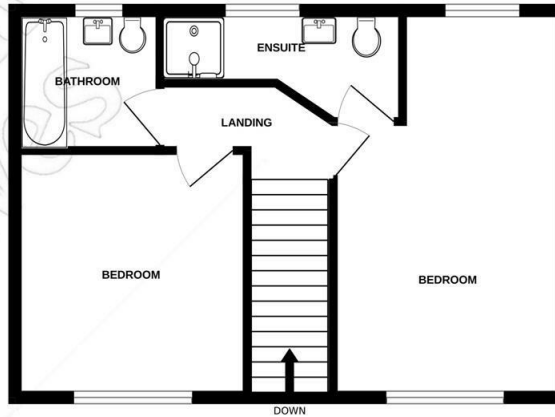
AGENTS NOTES:

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.

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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