



Lavender Drive, Southminster , Essex CM0 7RQ
Price £550,000

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

www.churchandhawes.com

156 Station Road, Burnham on Crouch, Essex, CM0 8HJ

Tel: 01621 782652

burnham@churchandhawes.com

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Set on a quiet and pleasant cul-de-sac within this most sought after of modern developments on the fringes of Southminster is this tastefully improved and well presented detached family home. Reconfigured and spacious living accommodation commencing with an airy entrance hall leading to a dining room, cloakroom and impressive refitted kitchen/breakfast room with bi-folding doors to the rear and leads to a living room and utility room via a 'disguised' door. The first floor then offers a spacious landing leading to FIVE DOUBLE BEDROOMS, two of which are complimented by en-suite shower rooms and the remaining three being served by an impressive family bathroom. Externally, the property enjoys a low maintenance, yet generously sized rear garden which has been artificially turfed while the frontage provides extensive off road parking via a block paved driveway and access to a double garage. Interest is expected to be high so an early inspection is strongly advised. Energy Rating D.



FIRST FLOOR:

LANDING:

Double glazed window to front, airing cupboard housing hot water cylinder, access to loft space, stairs to ground floor, doors to:

BEDROOM ONE: 16'2 x 9'11 (4.93m x 3.02m)

Double glazed windows to front, radiator, built in wardrobes, door to:

EN-SUITE:

Obscure double glazed window to side, radiator, 3 piece white suite comprising fully tiled shower cubicle, pedestal wash hand basin and close coupled WC, part tiled walls, wood effect flooring, extractor fan.

BEDROOM TWO/CINEMA ROOM: 12' x 9'9 (3.66m x 2.97m)

Double glazed window to rear, radiator, wood panelled walls, coloured LED lighting, door to:

EN-SUITE:

Obscure double glazed window to side, radiator, 3 piece suite comprising fully tiled shower cubicle, close coupled WC and pedestal wash hand basin, part tiled walls, wood effect flooring, extractor fan.

BEDROOM THREE: 14'5 x 9'1 (4.39m x 2.77m)

Two double glazed windows to rear, radiator.

BEDROOM FOUR: 13'5 x 8'5 (4.09m x 2.57m)

Double glazed window to front, radiator.

BEDROOM FIVE: 9'10 x 8'2 (3.00m x 2.49m)

Double glazed window to rear, radiator.

FAMILY BATHROOM:

Obscure double glazed window to side, radiator, 3 piece white suite comprising panelled bath with mixer tap and shower attachment, close coupled WC and pedestal wash hand basin, part tiled walls, wood effect flooring, extractor fan.

GROUND FLOOR:

ENTRANCE HALL:

Panelled entrance door to front, radiator, staircase to first floor, built in storage cupboard, wood effect flooring, leading to:-

CLOAKROOM:

Obscure double glazed window to side, radiator, two piece white suite comprising close coupled WC and wash hand basin set on vanity unit with storage cupboard below, tiled splash back and wall mounted cabinet over, wood effect flooring, extractor fan.

DINING ROOM: 10'11 + bay x 9'10 (3.33m + bay x 3.00m)

Double glazed bay window to front, radiator.

KITCHEN/BREAKFAST ROOM: 22'10 x 12'3 > 8'11 (6.96m x 3.73m > 2.72m)

Double glazed bi-folding doors to rear opening on to garden, double glazed window to rear from kitchen area, radiator, refitted kitchen comprising extensive range of gloss fronted wall and base mounted storage units and drawers, work surfaces with 1 1/2 bowl single drainer sink unit, cooker to remain with extractor hood over, integrated fridge and dishwasher, glass splash backs, wood effect flooring, leading to:-

UTILITY ROOM:

Double glazed entrance door to side, fitted with an extensive range of storage cupboards, continuation of wood effect flooring.

LIVING ROOM: 17'11 x 12' (5.46m x 3.66m)

Double glazed sliding patio doors opening onto rear garden, double glazed windows to side, 2 radiators, gas fire with display mantle over.

EXTERIOR:

REAR GARDEN:

Commencing with a paved patio seating area leading to remainder which is mainly artificially turfed with planted beds to borders, side access gate leading to:-

FRONTAGE:

Block paved driveway providing extensive off road parking and access to:-

DOUBLE GARAGE:

Twin up and over doors to front, power and light connected.

TENURE & COUNCIL TAX:

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

VILLAGE OF 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.

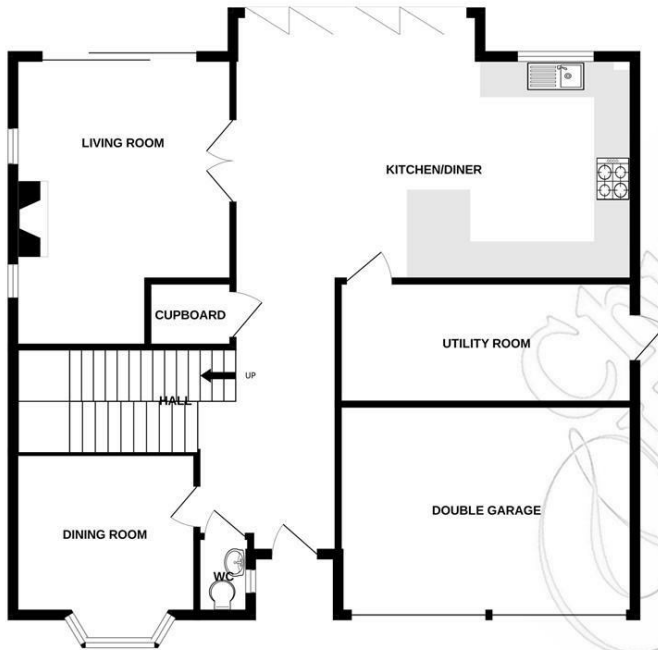
AGENTS NOTES:

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.

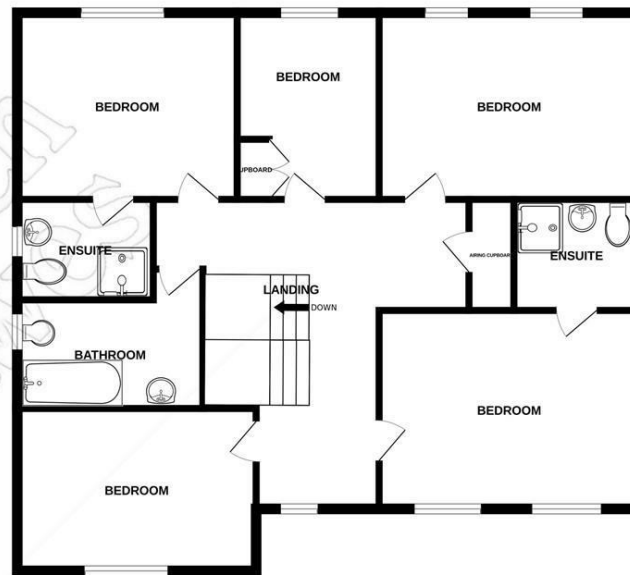




GROUND FLOOR



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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