



Spells Close, Southminster , Essex CM0 7AJ  
Price £350,000

**Church & Hawes**

Est.1977

Estate Agents, Valuers, Letting & Management Agents

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**\*\*NO ONWARD CHAIN!\*\*** HAVING BEEN VASTLY IMPROVED, EXTENDED AND EXTREMELY WELL MAINTAINED BY THE PRESENT OWNERS is this semi-detached family home backing directly on to open farmland which provides wonderful far reaching views. The property is situated in a popular and quiet cul-de-sac position within walking distance of Southminster's High Street, shops, doctors surgery, school and railway station which offers direct links into London Liverpool Street. Well presented and deceptively spacious living accommodation comprises three well proportioned bedrooms and a family bathroom to the first floor while the ground floor offers an inviting entrance hall leading to a living room, dining/family room which opens to the kitchen, rear lobby area and shower room. Externally there is a well presented lawned rear garden while the frontage offers extensive off road parking with a block paved driveway with gated side access leading to a courtyard seating area which enjoys plenty of sun and access to a detached garage. Energy Rating F.



**FIRST FLOOR - LANDING:**

Access to loft space, stairs to ground floor, doors to:-

**BEDROOM ONE: 12'11" x 11'5" (3.94m x 3.48m)**

Double glazed window to front, radiator, built in storage cupboard.

**BEDROOM TWO: 11'2" x 10'3" (3.40m x 3.12m)**

Double glazed window to rear offering far reaching farmland views, radiator, built in eaves storage cupboard.

**BEDROOM THREE: 8'7" x 8'2" (2.62m x 2.49m)**

Double glazed window to side, radiator.

**FAMILY BATHROOM:**

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

**GROUND FLOOR - ENTRANCE HALL:**

Obscure double glazed entrance door and window to side, radiator, stairs to first floor, doors to:-

**LIVING ROOM: 14'8" x 11'11" (4.47m x 3.63m)**

Double glazed window to front, radiator, chimney breast with inset log burner.

**DINING/FAMILY ROOM: 14'9" x 13'3" > 9'6" (4.50m x 4.04m > 2.90m)**

Double glazed window to side, two built in storage cupboards, open plan to:-

**KITCHEN: 11'2" x 8'5" (3.40m x 2.57m)**

Double glazed window to rear, extensive range of matching wall and base mounted storage units and drawers, laminate work surfaces incorporating a breakfast bar area, inset 1½ bowl single drainer sink unit, cooker to remain with built in extractor over, space and plumbing for fridge/freezer, washing machine and dishwasher, part tiled walls, inset downlights, door to:-

**REAR LOBBY:**

Double glazed entrance door to side, radiator, door to:-

**SHOWER ROOM:**

Obscure double glazed window to side, heated towel rail, three piece white suite comprising fully tiled corner shower cubicle, close coupled wc and pedestal wash hand basin, wall mounted cabinet and electric heater, tiled walls, extractor fan, wood flooring.

**EXTERIOR - REAR GARDEN: approx. 45'0" (approx. 13.72)**

Backing on to open farmland, mainly laid to lawn with path up side leading to rear of garage, planted beds to borders, personal door into side of garage, side access leading to:-

**SIDE COURTYARD:**

Created from the driveway to the side of the house and is block paved with gated access to the front and access into rear garden, access in to front of:-

**GARAGE:**

Wide opening doors to front, power and light connected, personal door to side, the garage has been split with a partition wall approx. 2/3's of the way down.

**FRONTAGE:**

Block paved driveway providing extensive off road parking, side access gate leading to courtyard area which in turn leads to the rear garden and garage.

**TENURE & COUNCIL TAX:**

The property is freehold and is council tax band C.

**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.

**MONEY LAUNDERING REGULATIONS:**

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

**AGENTS NOTES:**

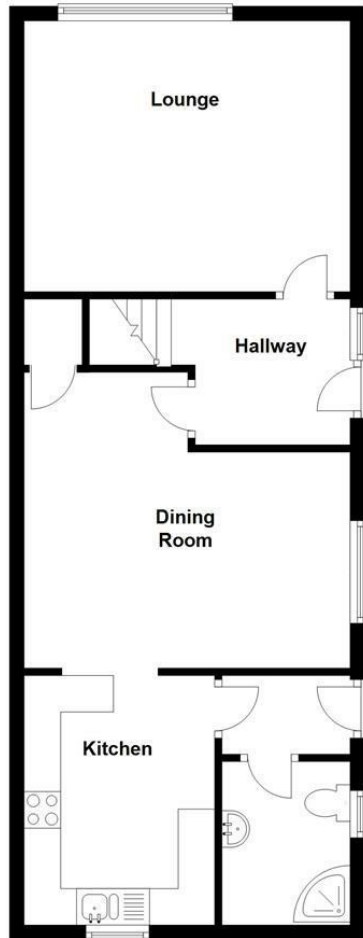
These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify 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.





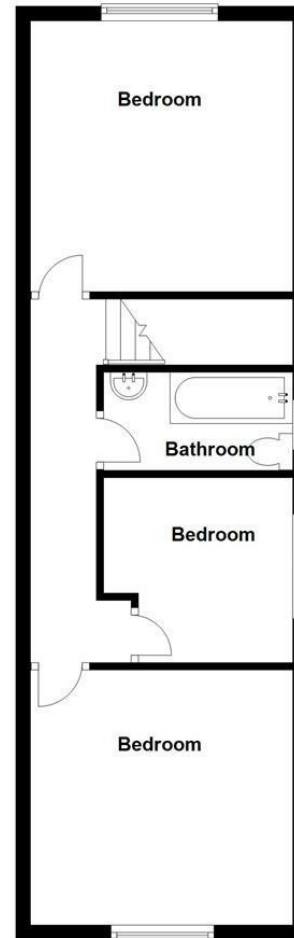
### Ground Floor

Approx. 594.2 sq. feet



### First Floor

Approx. 478.2 sq. feet



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