



Dukes Avenue, Southminster , Essex CM0 7HA
Guide price £375,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

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****GUIDE PRICE £375,000 TO £400,000** QUIET CUL-DE-SAC POSITION!** Having undergone **EXTENSIVE REFURBISHMENT & EXTENSION** is this wonderfully presented semi-detached family home set within a quiet cul-de-sac within walking distance of Southminster's High Street and railway station. The property has been extended and offers living space spread over three floors commencing with an entrance porch and hallway leading to a kitchen/diner and impressively sized living room at the rear. A staircase up the first floor then leads to a landing which in turn provides access to three well proportioned double bedrooms and a stunning refitted family bathroom. Finally, the main bedroom suite is located on the second floor with a superb, light and airy double bedroom with adjoining en-suite shower room and walk in wardrobe. Externally, the property enjoys a well presented and manageable rear garden while the frontage and side of the property offers extensive off road parking via a block paved driveway with EV car charging port and access to a garage with electric roller door. An early viewing is strongly advised to avoid disappointment. Energy Rating C.



SECOND FLOOR:

LANDING:

Staircase down to ground floor, door to:

BEDROOM 1: 13'4 > 10'8 x 13'7 (4.06m > 3.25m x 4.14m)

Double glazed window to rear, radiator, door to walk-in wardrobe with double glazed Velux and access to eaves, door to:

EN-SUITE:

Chrome heated towel rail, 3 piece white suite comprising fully tiled shower cubicle with glass screen, wash hand basin set on vanity unit with tiled splashback and close coupled wc, tiled walls and floor, extractor fan.

FIRST FLOOR:

LANDING:

Staircases to second and ground floors, doors to:

BEDROOM 2: 14'11 x 12'6 > 10'4 (4.55m x 3.81m > 3.15m)

Double glazed window to rear, radiator, built in wardrobe.

BEDROOM 3: 11'7 x 7'5 (3.53m x 2.26m)

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

BEDROOM 4: 9'11 x 7'5 (3.02m x 2.26m)

Double glazed window to side, radiator.

FAMILY BATHROOM:

Obscure double glazed window to front, radiator, 3 piece white suite comprising tiled bath with shower over, glass screen and mixer tap, close coupled wc and wash hand basin set on vanity unit with storage cupboard below, tiled walls, wood effect floor, extractor fan.

GROUND FLOOR:

ENTRANCE PORCH:

Part obscure double glazed composite door to side, glazed double doors to:

HALLWAY:

Staircase to first floor, radiator, built in under stairs storage cupboard, doors to:

KITCHEN/DINING ROOM: 14'10 x 8'11 (4.52m x 2.72m)

Two double glazed windows to front, radiator, extensive range of cream gloss fronted wall and base mounted storage units and drawers, wood work surfaces with inset 1½ bowl/single drainer sink unit, built in 4-ring electric hob with extractor hood over, built in eye level double oven, space and plumbing for American style fridge/freezer and washing machine, integrated dishwasher, further full height larder cupboard, part tiled walls, tiled floor.

LIVING ROOM: 16'10 x 14'11 > 10'4 (5.13m x 4.55m > 3.15m)

Double glazed sliding doors opening onto rear garden, double glazed window to side, radiator, cast iron fireplace with display mantle over.

EXTERIOR:

REAR GARDEN:

Commencing with a raised paved patio seating area leading to remainder which is mainly laid to lawn, side access gate providing access to:

FRONTAGE:

Block paved driveway providing extensive off road parking, exterior cold water tap, EV car charging point, access to:

GARAGE:

Electric roller door to front, double glazed window to side, power and light connected.

TENURE & COUNCIL TAX BAND:

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

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.

MONEY LAUNDERING REGULATIONS & REFERRALS:

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.

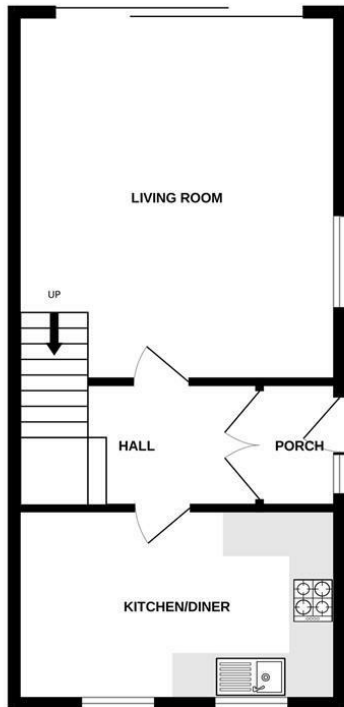
SOUTHMINSTER:

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.

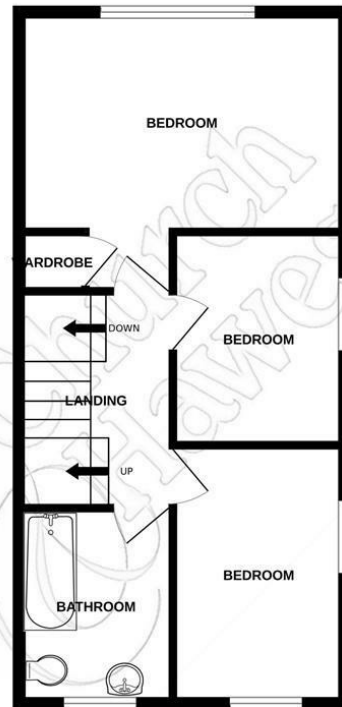




GROUND FLOOR



1ST FLOOR



2ND 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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