



**Skylark Avenue, Southminster , Essex CM0 7YF**  
**O.I.E.O £575,000**

**Church & Hawes**  
Est.1977  
Estate Agents, Valuers, Letting & Management Agents

Built by David Wilson Homes and positioned on the ever-popular and executive Blackwater Reach development on the fringes of Southminster, this superb and significantly improved detached family home offers light, airy, and exceptionally spacious accommodation throughout.

The ground floor begins with an inviting entrance hall that leads to a triple-aspect living room, cloakroom, study, and a simply stunning upgraded kitchen/diner featuring high-quality integrated appliances and an adjoining utility room.

Upstairs, a generous landing gives access to four double bedrooms, including a principal bedroom with fitted wardrobes and its own en-suite shower room, as well as an impressive four-piece family bathroom.

Externally, the property enjoys a beautifully presented, large and unoverlooked rear garden—perfect for entertaining. The frontage provides extensive off-road parking for multiple vehicles along with access to a garage at the side. Additionally there are also power outlets to the front, side and rear of the property. The home occupies a highly favourable position within the development, overlooking a peaceful greensward, and lies within easy walking distance of local schools, shops, pubs, a doctors' surgery, and Southminster's railway station.

An early viewing is strongly recommended to fully appreciate the size, quality, and superb location of this outstanding family home. Energy Rating B.



## FIRST FLOOR:

### LANDING:

Radiator, access to loft space, airing cupboard housing hot water cylinder, staircase down to ground floor, doors to:

### BEDROOM 1: 17'5 x 12'3 (5.31m x 3.73m)

Dual aspect room with double glazed windows to both sides, radiator, range of fitted wardrobes, door to:

### EN-SUITE: 6'10 x 5'8 (2.08m x 1.73m)

Obscure double glazed window to rear, heated towel rail, 3 piece white suite comprising fully tiled walk-in shower with sliding glass door and screen, pedestal wash hand basin and close coupled wc, part tiled walls, Amtico flooring, inset downlights, extractor fan.

### BEDROOM 2: 14'7 x 9'4 (4.45m x 2.84m)

Dual aspect room with double glazed windows to front and side, radiator, built in storage cupboard.

### BEDROOM 3: 11'6 x 10'9 (3.51m x 3.28m)

Double glazed window to front, radiator.

### BEDROOM 4: 13'4 x 8'11 (4.06m x 2.72m)

Double glazed window to front, radiator.

### FAMILY BATHROOM: 8'10 x 6'7 (2.69m x 2.01m)

Obscure double glazed window to front, heated towel rail, 4 piece white suite comprising fully tiled shower cubicle with glass door and screen, panelled bath with mixer tap, close coupled wc and pedestal wash hand basin, part tiled walls, Amtico flooring, extractor fan.

## GROUND FLOOR:

### ENTRANCE HALLWAY:

Part obscure double glazed composite entrance door to front, radiator, staircase to first floor, Amtico wood effect flooring, doors to:

### KITCHEN/DINER: 15'6 x 14' (4.72m x 4.27m)

Double glazed bay window to front from dining area and double glazed French style doors opening onto rear garden from kitchen. Kitchen comprising extensive range of white gloss fronted wall and base mounted storage units and drawers, laminate work surfaces with inset 1 1/2 bowl/single drainer sink unit, built in 5-ring hob with extractor hood over, built in eye level double oven, integrated fridge/freezer and dishwasher, tiled splashbacks, continuation of Amtico wood effect flooring, inset downlights, door to:

### UTILITY: 6'5 x 5'4 (1.96m x 1.63m)

Obscure double glazed entrance door to rear, radiator, range of gloss fronted wall and base mounted storage units, laminate work surfaces, integrated washing machine, space for tumble dryer, continuation of Amtico wood effect flooring, extractor fan.

### STUDY: 9'3 x 9'1 (2.82m x 2.77m)

Double glazed window to front, radiator.

### CLOAKROOM:

Obscure double glazed window to side, radiator, 2 piece white suite comprising close coupled wc and pedestal wash hand basin with tiled splashback, continuation of Amtico wood effect flooring.

### LIVING ROOM: 18'5 x 12'2 (5.61m x 3.71m)

Triple aspect room with double glazed windows to side and rear and double glazed French style doors from other side opening onto rear garden, 2 radiators.

### EXTERIOR:

### REAR GARDEN:

Commencing with a porcelain paved seating area which sweeps up one side of garden providing ideal entertaining space, remainder is predominantly laid to lawn with a variety of planted shrubs to borders and further secluded seating area in one corner, exterior lighting and cold water tap, side access gate leading to:

### FRONTAGE:

Block paved driveway to side of house providing extensive off road parking, remainder of frontage is generally low maintenance with hedgerow to front boundary, access via driveway to:

### GARAGE:

Up and over door to front, power and light connected, overhead storage timbers.

### TENURE & COUNCIL TAX BAND:

This property is being sold freehold and is Tax Band F. The Vendor advises the Estate Maintenance Charge currently is £154.97 p.a.

### 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 established 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 & 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.

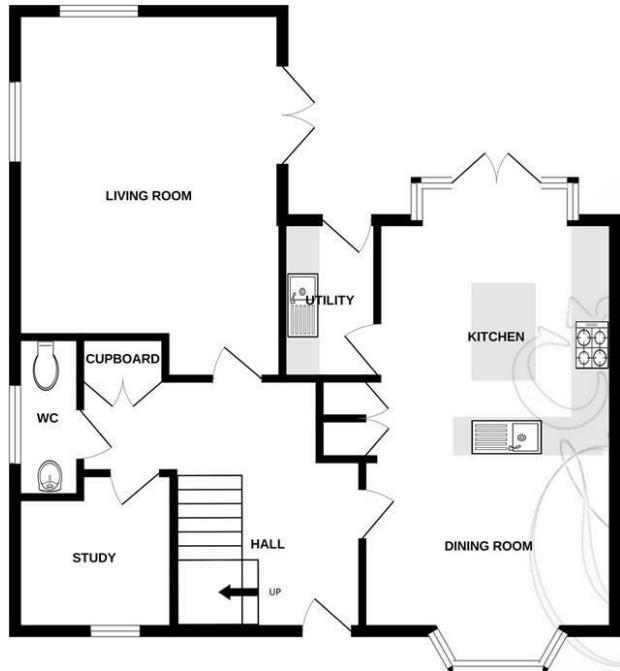
### AGENTS NOTE:

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.

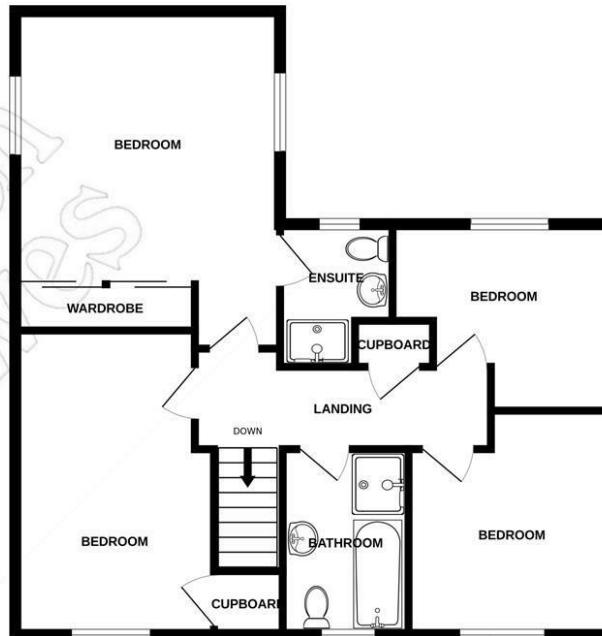




GROUND FLOOR



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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