



Lavender Drive, Southminster, Essex CM0 7RX
Offers in excess of £415,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Having been vastly improved and wonderfully maintained since, is this deceptively spacious detached family home. The property sits centrally within a most sought after modern development on the fringes of Southminster and offers convenient access Southminster High Street, doctors surgery, post office, school and railway station which offers direct links into London Liverpool Street. Generously sized and well maintained living accommodation commences on the ground floor with an inviting entrance hall which in turn leads to a study, cloakroom, living room and impressive kitchen/diner. The first floor then offers an airy landing area with access to a refitted family bathroom and four well proportioned double bedrooms, one of which is complimented by an en-suite shower room. Externally, the property enjoys a private and well presented rear garden while a predominantly block paved frontage offers off road parking for several vehicles and access to a garage. Interest in properties of this ilk is currently very high so an early inspection is strongly advised. Energy Rating C.

FIRST FLOOR:

LANDING:

Double glazed window to side with fitted shutters, airing cupboard housing hot water cylinder, access to loft space, staircase down to ground floor, doors to:

BEDROOM 1:

12'3 x 8'5 (3.73m x 2.57m)

Double glazed window to rear with fitted shutters, radiator, door to:

EN-SUITE:

Obscure double glazed window to rear, chrome heated towel rail, 3 piece white suite comprising fully tiled corner shower with sliding glass doors, pedestal wash hand basin and close coupled WC, tiled walls and floor, extractor fan.

BEDROOM 2:

11'5 x 9'3 (3.48m x 2.82m)

Double glazed window to front with fitted shutters, radiator.

BEDROOM 3:

9'1 x 9'1 + wardrobe depth (2.77m x 2.77m + wardrobe depth)

Double glazed window to front with fitted shutters, radiator, built in wardrobes.

BEDROOM 4:

8'3 x 6'10 (2.51m x 2.08m)

Double glazed window to rear with fitted shutters, radiator, built in wardrobes, wood effect floor.

FAMILY BATHROOM:

Obscure double glazed window to side, chrome heated towel rail, refitted 3 piece white suite comprising 'P' Shaped panelled bath with mixer tap and both handheld and overhead shower heads over, close coupled WC and wash hand basin set on vanity unit with storage cupboard below, tiled walls, wood effect floor.

GROUND FLOOR:

ENTRANCE HALL:

Part obscure double glazed composite entrance door to front, radiator, staircase down to first floor, built in storage cupboard, wood effect floor, doors to:

STUDY:

7'5 x 7' (2.26m x 2.13m)

Double glazed window to front with fitted shutters, radiator.

KITCHEN/DINER:

27' x 9'5 (8.23m x 2.87m)

Double glazed windows to front and rear (front with fitted shutters), double glazed entrance door and window to rear, vertical radiator and radiator under front window, extensive range of matching wall and base mounted storage units and drawers, roll edged work surfaces with inset 1 ½ bowl, single drainer sink unit, built in 5-ring gas hob with extractor hood over and double oven below and tiled splashback, American style fridge/freezer, dishwasher and wine fridge all to remain, space and plumbing for washing machine.

CLOAKROOM:

Obscure double glazed window to side, chrome heated towel rail, 2 piece white suite comprising close coupled WC and wash hand basin set on vanity unit with storage cupboard below, tiled walls and floor.

LIVING ROOM:

16'1 x 10'9 (4.90m x 3.28m)

Double glazed French style doors opening onto rear garden, double glazed window to side, radiator, fireplace with inset log burner and display mantle over, wood effect floor.

EXTERIOR:

REAR GARDEN:

Commencing with a block paved seating area leading to remainder which is predominantly laid to lawn with beds to borders, external cold water tap and lighting, hot tub and gazebo possibly available via separate negotiation, side access path and gate leading to front, double glazed personal door into rear of:-

GARAGE:

Up and over door to front, power and light connected, overhead storage, personal door to rear, accessed via:-

FRONTAGE:

Block paved driveway providing extensive off road parking for multiple vehicles, side access leading to rear garden, vehicular access to garage.

TENURE & COUNCIL TAX:

This 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 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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