



Pump Mead Close, Southminster CM0 7AE
£355,000

To view this property call
01621 734300

SJ WARREN
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The accommodation comprises

Situated in the village of Southminster which offers a rail link to London Liverpool Street Station. Other amenities include array of shops, restaurants, primary school, doctors surgery, community run swimming pool, bowls club, and a park which has tennis courts, Astro Turf surface and recreational pitches for football and other associated sports

This very well presented three bedroom semi detached home that offers spacious and versatile accommodation.

The ground floor offers a spacious lounge, large modern kitchen/dining room, home office/study reception room and a cloakroom/w/c.

The first floor has three double bedrooms and a family bathroom.

Externally a pleasant rear garden with patio/entertaining area, external power sockets and lighting.

To the front the property has a good size block Paved driveway for 3/4 vehicles and a side gate with a shed, power and light.

Entrance hall/porch

Entrance porch featuring a modern composite front door with glazed panels, a side window, tiled floor.

Kitchen/dining

17'4 x 10'6 ext to 15'6

Spacious modern kitchen diner with modern grey base units and drawers and wood effect work tops, plumbing for a dish washer and an inset sink. Inset stainless steel five ring hob with glass splash back and above extractor, built in double fan oven and porcelain tiled flooring running throughout the room, space for a fridge freezer, double glazed window to the rear and door to the home office/study reception room and cloakroom/w/c.

The open plan dining room works particularly well, offering plenty of space for a family table and chairs, ideal for family gatherings and entertaining.

Lounge

17'3 x 10'9

Stylish living room with wood-effect laminate flooring, feature media wall with inset log effect electric flame remote control fire and television point. Double glazed window to the front, double glazed French doors to the rear and radiator.

Home office/study reception room

11'8 7'4

Whether a home office, study or reception room of your choice. This is an excellent and totally versatile room with a double glazed window and door to the garden. Wood effect laminate flooring, wall mounted electric heater and door to the cloakroom/w/c.

Cloakroom

Tiled flooring, hand wash basin with vanity cupboard below, close coupled w/c, two white heated towel rails, expel air and a double glazed window to the side.

Bedroom one

11'6 x 10'7

All the bedrooms are good sizes and this room has a walk in wardrobe/cupboard with double glazed window to the side. Television point, radiator, double glazed window to the front with fitted blind.

Bedroom two

11'8 x 9'2

Another double bedroom with a double glazed window to the front with fitted blind, radiator and a built in cupboard/wardrobe.

Bedroom three

8'7 x 7'9

A good size third bedroom with a double glazed window to the rear with fitted blind and radiator.

Bathroom

Good sized modern bathroom with marble effect shower boarding, walk in double shower with rain and hand held showers, free standing circular sink with vanity cupboards below and a close coupled w/c. Chrome heated towel rail, expel air and a double glazed window to the rear with fitted blind.

Garden

A pleasant rear garden commencing with a good size patio/entertaining area, electric lighting and power sockets and mainly laid to lawn. Close board fenced boundaries, water tap side path and gate to the front with an attached good size shed, power and light.

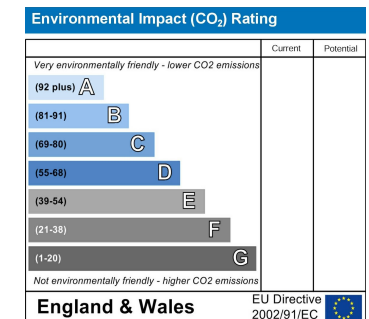
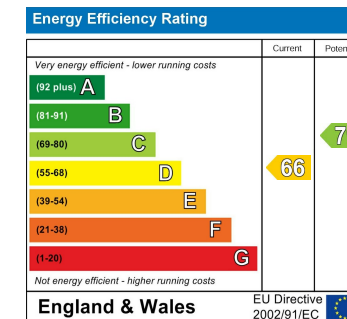
Own drive/parking

The driveway has been laid to block Pavia and offers parking for 3/4 vehicles.



Consumer Protection from Unfair Trading Regulations 2008.

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