

Paul Mason Associates



Field Fare Road, Southminster, CM0 7YG
£340,000

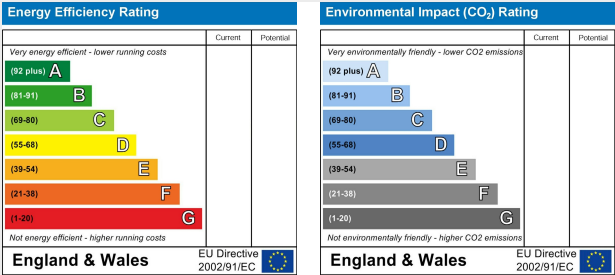
- Built in 2021 by David Wilson Homes
- Well Presented Three Bedroom Home
- Kitchen/Dining Room
- Well Sized Lounge
- En-Suite to Bedroom One
- First Floor Family Bathroom
- Ground Floor Cloakroom
- Landscaped Rear Garden
- Driveway Parking
- EPC - B

This immaculate three bedroom semi-detached home, which was constructed by Messrs David Wilson homes in 2021, is situated on a no-through road and also benefits from 5 years remaining on its NHBC guarantee.

The accommodation includes bedroom one with en-suite, two further bedrooms and a family bathroom to the first floor. On the ground floor there is a entrance hall, lounge, kitchen/breakfast room and a cloakroom.

One of the standout features of this property is the landscaped garden which has been improved by the owners and includes a timber outbuilding, paved patio seating area and beautifully designed pathway leading to the rear. There is side gate access to the front and a block paved driveway providing off-road parking to appreciate the property on offer.

South due to the prime location in the popular commuter friendly Peninsula area, popular with commuters. The village also benefits from scenic walks, a swimming pool, various shops, restaurants and is ideal for families. The local towns are Burnham, Maldon and South Woodham Ferrers both offer character properties, cottages and Victorian properties for its annual horse market, and in the village dates back to the 15th century.



ACCOMMODATION

GROUND FLOOR

Entrance Hall

Cloakroom

Living Room

4.6m x 3.7m (15'1" x 12'1")

Kitchen/Dining Room

4.7m x 3.3m (15'5" x 10'9")

FIRST FLOOR

Landing

Bedroom One

3.3m x 2.6m (10'9" x 8'6")

En-Suite

Bedroom Two

3.7m x 2.5m (12'1" x 8'2")

Bedroom Three

2.2m x 2.1m (7'2" x 6'10")

Family Bathroom

EXTERIOR

Rear Garden

Frontage

Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas Central Heating

Local Authority -Maldon District

Council

Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.



Paul Mason Associates

35 The Street
Latchingdon
Chelmsford
Essex
CM3 6JP
T: 01621 742 310

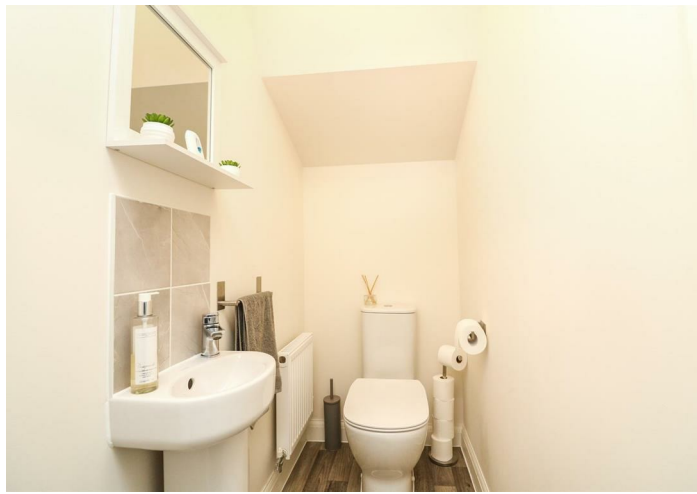
Bruce House
17 The Street
Hatfield Peverel
Chelmsford
CM3 2DP
T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

Paul Mason Associates Limited Registered in England Number - 6767946
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





Paul Mason Associates

35 The Street
Latchingdon
Chelmsford
Essex
CM3 6JP

T: 01621 742 310

Bruce House
17 The Street
Hatfield Peverel
Chelmsford
CM3 2DP

T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

Paul Mason Associates Limited Registered in England Number - 6767946
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





Paul Mason Associates

35 The Street
Latchingdon
Chelmsford
Essex
CM3 6JP
T: 01621 742 310

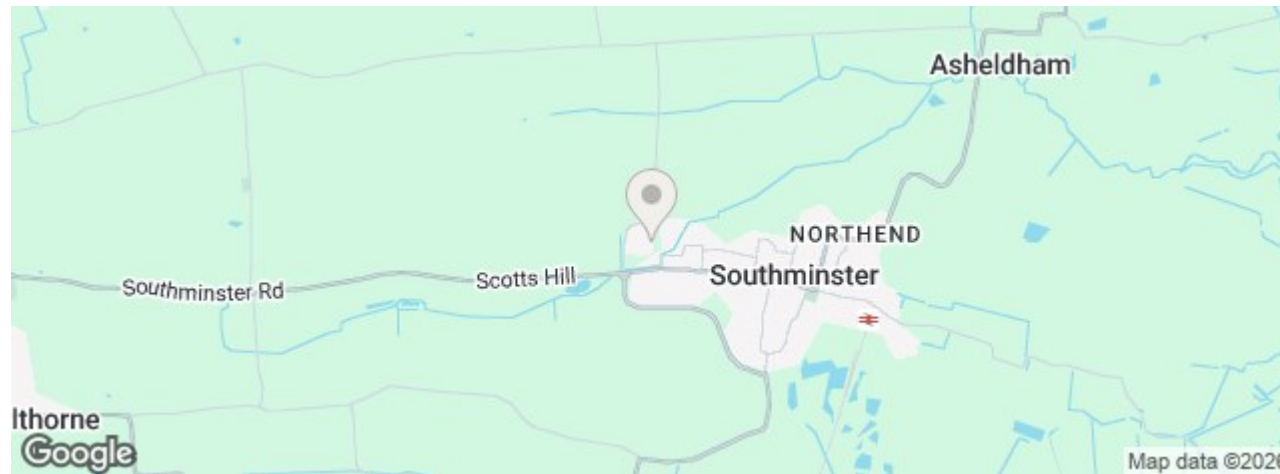
Bruce House
17 The Street
Hatfield Peverel
Chelmsford
CM3 2DP
T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

Paul Mason Associates Limited Registered in England Number - 6767946
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





Paul Mason Associates

35 The Street
Latchingdon
Chelmsford
Essex
CM3 6JP
T: 01621 742 310

Bruce House
17 The Street
Hatfield Peverel
Chelmsford
CM3 2DP
T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

Paul Mason Associates Limited Registered in England Number - 6767946
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP

