

Smyatts Close, Southminster CM0 7JT

£595,000

To view this property call

01621 734300

SJ WARREN

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The accommodation comprises

Situated in the village of Southminster that offers an array of shops, restaurants, a railway station linked to London Liverpool Street, doctors surgery, primary school and a community run swimming pool.

The surrounding area is semi rural and offers some beautiful rural and coastal walks which stretch into the neighbouring riverside town of Burnham On Crouch, only 2.9 miles away.

This executive style four bedroom detached family home offers a wealth of accommodation including a generous 12'9 entrance hallway, cloakroom/w/c, spacious kitchen/breakfast room, utility room, dining room, study and lounge.
The first floor has has a part gallery landing and cathedral style window, principal bedroom en-suite and dressing room, guest room two en-suite and two further double bedrooms and family bathroom.
Externally a generous rear garden 73 ft x 69 ft and to the front a split lawn with the drive between to a double garage with dual up and over doors.
PLEASE NOTE the left hand flank could potentially be levelled to offer more drive or space for a camper/caravan.
NO ONWARD CHAIN.

Large entrance hallway.
15'4 max x 11'7 max
Entrance to a very generous size hallway with wood effect laminate flooring, stairs to the first floor with storage recess below and radiator.

Cloakroom/w/c
Tiled flooring, close coupled w/c, pedestal hand wash basin, radiator and a double glazed window to the side.

Kitchen/breakfast room
15'3 x 113
This is a spacious room with the kitchen having a range of grey eye level units back tiled, matching base units and drawers with work surfaces over. Inset stainless steel one and a half sink, inset gas hob with above extractor and a Neff bult in stainless steel oven and grill. Tiled flooring, down lighting and a double glazed window to the rear.
The dining area offers plenty of space for a good size family table and chairs, radiator and double glazed patio doors to the rear.

Utility room
11'5 x 5'2
Matching base and eye unit to the kitchen with work surface and an inset stainless steel sink, plumbing for washing machine and dish washer. Space for a fridge/freezer, wall mounted boiler for hot water and heating (not tested) double glazed door to the rear.

Dining room
13'6 x 11'4
A good size room great for family gatherings and entertaining, radiator and double glazed window to the front.

Lounge
17'1 x 16'4
This is an excellent size room with a wooden fireplace surround and gas coal flame fire, tv point and two radiators. Wood effect laminate flooring, double glazed windows to the side and front, double glazed patio doors to the rear.

Conservatory
10'8 x 9'6
Double glazed with tiled flooring.

Study
12'9 x 6'5
Wood effect laminate flooring, radiator and a double glazed window to the front.

Landing
A good size space with a cathedral style window to the front, PLEASE NOTE the void from the landing to hallway does potentially offer space to add a mezzanine floor, subject to consents.

Principal bedroom en-suite & dressing room.
13'3 x 17'3 max reduc to 11'4
A lovely size principal bedroom with a double glazed window to the front, radiator and doors to the dressing room and en-suite.
Dressing room. This is an excellent size with plenty of room for fitted or free standing, radiator and double glazed window to the rear.
En-suite walk in shower cubicle, pedestal hand wash basin, close coupled w/c, part tiled walls, tiled flooring, expel air, radiator and a double glazed window to the side.

Bedroom two
13'3 x 11'5
All the bedrooms are good size double rooms, radiator and double glazed window to the front.

Guest room three en-suite
11'5 x 10'7 max
Another double room with a double glazed window to the rear and radiator.
En-suite Walk in shower cubicle, close coupled w/c, pedestal hand wash basin, part tiled walls, radiator. expel air and double glazed window to the rear.

Bedroom four
11'8 x 9'8
The fourth bedroom but still a double with a double glazed window to the rear and radiator.

Bathroom
Part tiled walls, panelled bath with taps/shower attachment, pedestal hand wash basin and close coupled w/c .Double glazed window to the rear, expel air and radiator.

Rear garden
73 ft x 69 ft
If you enjoy your outside space then this generous garden should tick the boxes. Commencing with a large patio/entertaining area, water tap and side access both sides with gates, neatly laid lawn with some planting and brick and close fenced boundaries.

Frontage
The frontage is laid to two lawns split by the driveway, PLEASE NOTE the left flank could be lowered to offer more drive or parking space for a caravan/camper.

Drive to double garage
19'4 x 17'4
The property has its own drive leading to the double garage, with dual up and over doors power and light.

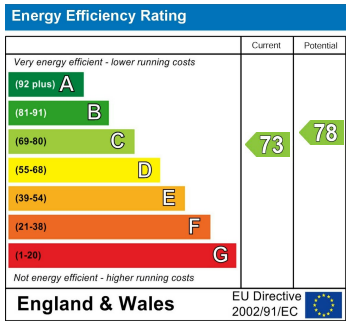


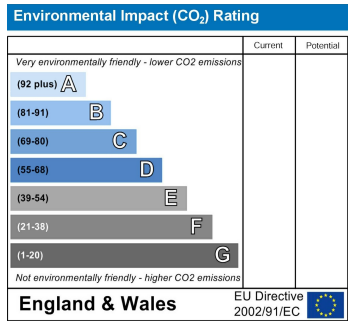




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