

Paul Mason Associates




The Street, Steeple, Southminster, Essex, CM0 7LF
Offers in excess of £600,000


- Four Bedroom Detached House
- Shingle Driveway Providing Off Road Parking for Numerous Vehicles
- Detached Double Garage
- Open Plan Family Room/Lounge/Kitchen/Dining Room
- Study
- Snug/Dining Room
- En-Suite to Bedroom One
- Ground Floor Cloakroom
- Sizeable Rear Garden
- EPC - TBC

This beautifully presented four bedroom detached family home is located in the village of Steeple. Steeple is a small village consisting of less than 500 residents according to the 2021 census and is located east of Mayland on the southern side of the Blackwater Estuary within the Dengie Peninsula. The village benefits from many scenic countryside walks, The Star Inn which is a public house, a play field and park, village hall, a listed church dating back to the 12th century, and off Stansgate Road is the Marconi Sailing Club.

The accommodation commences with a welcoming entrance hall which provides access to the cloakroom, study/snug as well as the impressive open plan lounge/kitchen/dining room which includes a pantry cupboard and further units fitted to eye and base level with integrated appliances and a matching island with a breakfast bar and bi-folding doors opening to the rear garden making it an ideal space for spending time as a family or entertaining guests. To the first floor there are four bedrooms with bedroom one benefitting from an en-suite, and there is a separate family bathroom serving the remaining bedrooms.

Externally the adjoining rear garden provides plenty of outdoor space. There is a gated driveway to the side, a paved patio seating area, bark play area and a decorative raised flower bed with the remainder laid to lawn. To the front of the property, there is ample off road parking for numerous vehicles on the driveway, and access to the detached double garage. Viewing comes highly recommend to appreciate the property on offer.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

ACCOMMODATION

GROUND FLOOR

Hallway

Cloakroom

2.3m x 0.9m (7'6" x 2'11")

Snug/Dining Room

3.6m x 2.9m (11'9" x 9'6")

Study

3.6m x 2.0m (11'9" x 6'6")

Open Plan Kitchen/Lounge/Dining Room

6.7m x 5.0m (21'11" x 16'4")

FIRST FLOOR

Landing

Bedroom One

4.8m x 3.0m (15'8" x 9'10")

En-Suite

2.6m x 1.1m (8'6" x 3'7")

Bedroom Two

3.9m x 3.3m (12'9" x 10'9")

Bedroom Three

3.2m x 2.8m (10'5" x 9'2")

Bedroom Four

2.8m x 2.3m (9'2" x 7'6")

Family Bathroom

2.1m x 1.0m (6'10" x 3'3")

EXTERIOR

Double Garage

Workshop

Rear Garden

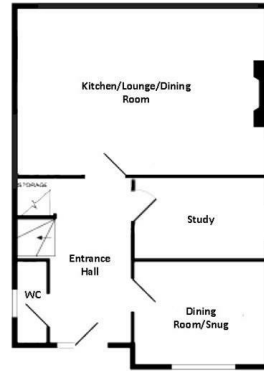
Frontage

Viewings

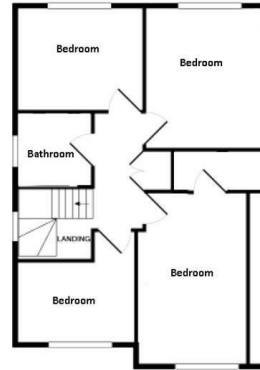
Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

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.



Ground Floor



First Floor



Garage



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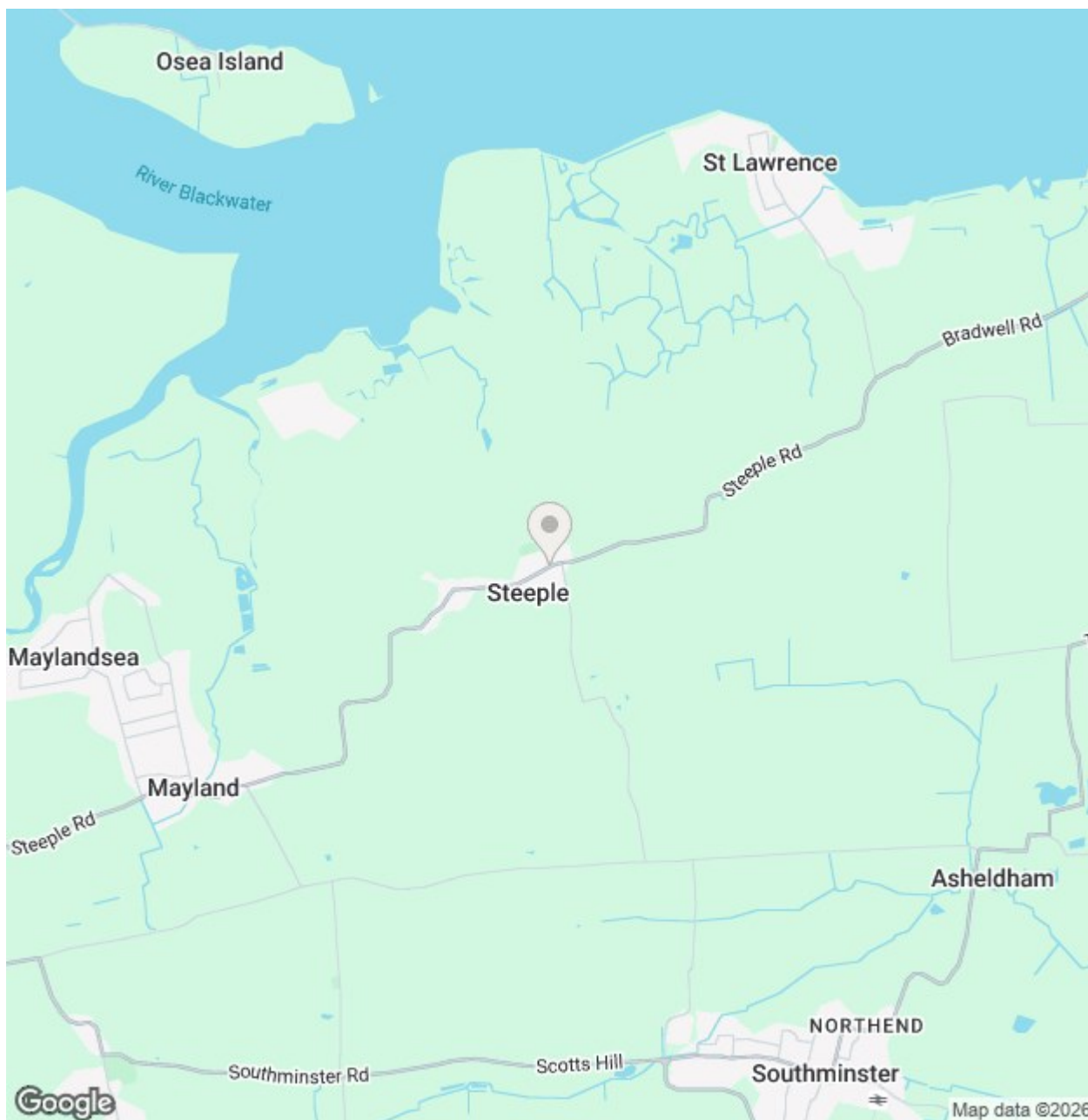
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