

Rupert Road, Southminster

CM0 7AN

CURTIS O'BOYLE

Sales & Lettings





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Oieo £375,000

This well presented three-bedroom semi-detached family home is ideally situated in a quiet cul-de-sac turning. Perfectly blending convenience with comfort, the property is located within easy walking distance of the town centre and the local railway station, making it an excellent choice for commuters and growing families alike.

The ground floor has been thoughtfully extended to create a modern open-plan kitchen and dining area at the rear, this social hub of the home offers views overlooking the garden, making it perfect for both everyday family life and entertaining. Completing the ground floor layout is a spacious, separate lounge to the front featuring a classic bay window, a practical utility room, and a handy guest WC.

Upstairs, the home offers three bedrooms and a contemporary shower room. Externally, the property features a neat, manageable rear garden, while the front boasting an impressive driveway with parking space for up to four cars. This driveway leads to an extra-long, single-width garage, providing fantastic additional storage or workshop potential. Beautifully maintained throughout, this lovely home is truly ready to move straight into.

ENTRANCE PORCH Double glazed entrance door and window to front aspect, tiled floor, glazed French doors to:

ENTRANCE HALL Coved to smooth ceiling, wood effect laminated flooring, radiator, stairs to first floor.

LOUNGE 18' 4" x 12' 1" (5.59m x 3.68m) Double glazed bay window to front aspect, radiator, coved to smooth ceiling, modern fireplace with gas fire, oak flooring.

KITCHEN 18' x 9' 2" (5.49m x 2.79m) Double glazed window to side aspect, coved to smooth ceiling with inset downlighting, fitted base and wall units, one and a quarter bowl ceramic sink

unit with mixer tap inset into worktops, integrated dishwasher, wine fridge, wall mounted boiler concealed in cupboard, wood effect laminated flooring, open plan to:

DINING AREA 10' x 9' 6" (3.05m x 2.9m) Double glazed French doors to rear garden, wood effect laminated flooring, coved to smooth ceiling with inset downlighting.

UTILITY ROOM 6' 3" x 6' 2" (1.91m x 1.88m) Double glazed window and door to side aspect, coved to smooth ceiling, fitted base and wall units, space for washing machine.

WC Double glazed window to rear aspect, close coupled WC, pedestal wash hand basin.

FIRST FLOOR LANDING Double glazed window to side aspect, coved to smooth ceiling, loft access.

SHOWER ROOM 6' 8" x 6' 7" (2.03m x 2.01m) Double glazed window to rear aspect, radiator, inset downlighting, fitted shower cubicle, wash hand basin, close coupled WC.

BEDROOM ONE 12' 10" x 10' 4" (3.91m x 3.15m) Double glazed window to front aspect, radiator, linen cupboard.

BEDROOM TWO 11' x 10' (3.35m x 3.05m) Double glazed window to rear aspect, radiator, coved to smooth ceiling, wood effect laminated flooring.

BEDROOM THREE 9' x 7' 4" (2.74m x 2.24m) max. Double glazed window to side aspect, radiator, textured and coved ceiling, wood effect laminated flooring.

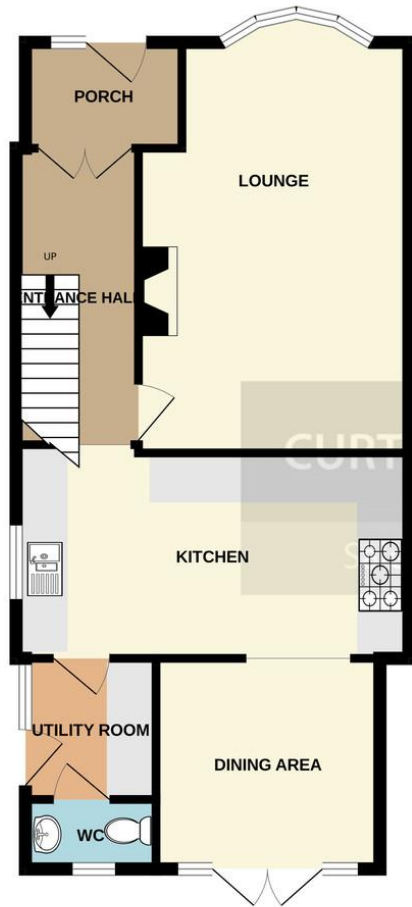
GARAGE 26' 1" x 8' 1" (7.95m x 2.46m) Door to garden, up and over door approached via driveway for four cars.

REAR GARDEN Raised decking, laid to lawn with various flowers and shrubs to the borders.



To view this property call Curtis O' Boyle Estate Agents on **01621 855558**

GROUND FLOOR
629 sq.ft. (58.5 sq.m.) approx.



1ST FLOOR
404 sq.ft. (37.6 sq.m.) approx.



AWAITING EPC

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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