Hill View Close, Southminster , Essex CM0 7BF
Price £500,000

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Beautiful Four-Bedroom Detached Home in Southminster

Located in the sought-after semi-rural village of Southminster, this beautifully presented four-bedroom detached home offers spacious and versatile family accommodation, ideal for commuters and families alike thanks to its rail links to London and excellent local amenities.

The village provides a strong community feel with shops, schools, leisure facilities, and countryside walks, while nearby towns such as Burnham-on-Crouch, Maldon and South Woodham Ferrers offer further amenities. The historic St Leonard's Church adds to the village's charm and character.

The property comprises a welcoming entrance hall leading to a spacious lounge, dining room, utility room, cloakroom, and a stunning open-plan kitchen/breakfast/family room with patio doors opening onto the rear garden. To the first floor are four double bedrooms, a family bathroom, and an en-suite to the principal bedroom.

Externally, the home is set within a quiet cul-de-sac with a landscaped frontage, off-road parking, and a garage with electric roller door. The rear garden is private and well maintained, featuring a patio seating area, lawn, and mature planting.

A superb family home in a desirable location, viewing is highly recommended.

FIRST FLOOR:

LANDING:
Double glazed window to front, radiator, access to loft space, staircase down to ground floor, doors to:

BEDROOM 1: 14'5 x 12' (4.39m x 3.66m)
Double glazed window to rear, radiator, doors to:

EN-SUITE:
Obscure double glazed window to rear, radiator, 3 piece white suite comprising curved corner shower cubicle with sliding glass doors, close coupled wc and wash hand basin set on vanity unit with storage below and tiled splashback, tiled floor, extractor fan.

BEDROOM 2: 11'10 x 8'11 (3.61m x 2.72m)
Double glazed window to rear, radiator, built in storage cupboard.

BEDROOM 3: 12' x 8'7 (3.66m x 2.62m)
Double glazed window to front, radiator.

BEDROOM 4: 8' x 8'4 (2.44m x 2.54m)
Double glazed window to front, radiator, built in storage cupboard.

FAMILY BATHROOM:
Obscure double glazed window to side, radiator, 3 piece white suite comprising panelled bath with mixer tap, shower over and glass screen, close coupled wc and wall mounted wash hand basin with tiled splashback, extractor fan.

GROUND FLOOR:

ENTRANCE HALLWAY:
Part obscure double glazed entrance door to front with side light windows, radiator, staircase to first floor, doors to:

LIVING ROOM: 19'5 x 11'10 (5.92m x 3.61m)
Double glazed window to front, radiator, gas fire with display mantle over.

DINING ROOM: 11'4 x 10'6 (3.45m x 3.20m)
Double glazed window to front, radiator.

CLOAKROOM:
Radiator, 2 piece white suite comprising close coupled wc and wall mounted corner wash hand basin with tiled splashback, tile floor, extractor fan.

KITCHEN/FAMILY ROOM: 30'7 x 10'8 (9.32m x 3.25m)
Double glazed window to rear from kitchen area, extensive range of matching wall and base mounted storage units and drawers, roll edged work surfaces with inset 1 ½ bowl/single drainer sink unit, built in 4-ring gas hob with extractor hood over and oven below, integrated dishwasher, tiled splashbacks, tiled floor, open to Family/Breakfast area with matching island unit and double glazed bay window to rear, 2 radiators, double glazed French style doors opening onto rear garden, door to:

UTILITY: 10'6 x 5'7 (3.20m x 1.70m)
Double glazed entrance door to side, radiator, roll edged work surfaces with space and plumbing below for washing machine and tumble dryer, space for fridge/freezer, built in storage cupboard, tiled floor, wall mounted boiler.

EXTERIOR:

REAR GARDEN:
Commencing with a paved patio seating area leading to remainder which is predominantly laid to lawn with attractively planted beds and borders, timber storage shed/workshop, side access path and gate leading to front, personal door into side of:

GARAGE: 19'11 x 8'7 (6.07m x 2.62m)
Electric roller door to front, power and light connected, personal door to side, accessed via:

FRONTAGE:
Partly laid to lawn with planted beds, driveway providing off road parking.

TENURE & COUNCIL TAX BAND:
This property is being sold freehold and is Tax Band F.

AGENTS NOTE:
These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

MONEY LAUNDERING REGULATIONS & REFERRALS:
MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale
REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

SOUTHMINSTER:
Southminster is a thriving village benefiting from its rail links into London Liverpool Street Station. The village offers a local primary school, day nursery and pre-school whilst schooling for older children is available in the nearby towns of Burnham-on-Crouch, Maldon and South Woodham Ferrers. There is a local park with an establish tennis club and various sports and social clubs. Shopping facilities include 3 convenience stores, a post office, traditional butcher, coffee shop, hairdressers, doctor's surgery, pharmacy, vet, takeaways and public houses.

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APPROX INTERNAL FLOOR AREA
MAIN HOUSE 146 SQ M 1579 SQ FT
GARAGE 16 SQ M 170 SQ FT
TOTAL 162 SQ M 1749 SQ FT
This plan is for layout guidance only and is
NOT TO SCALE
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
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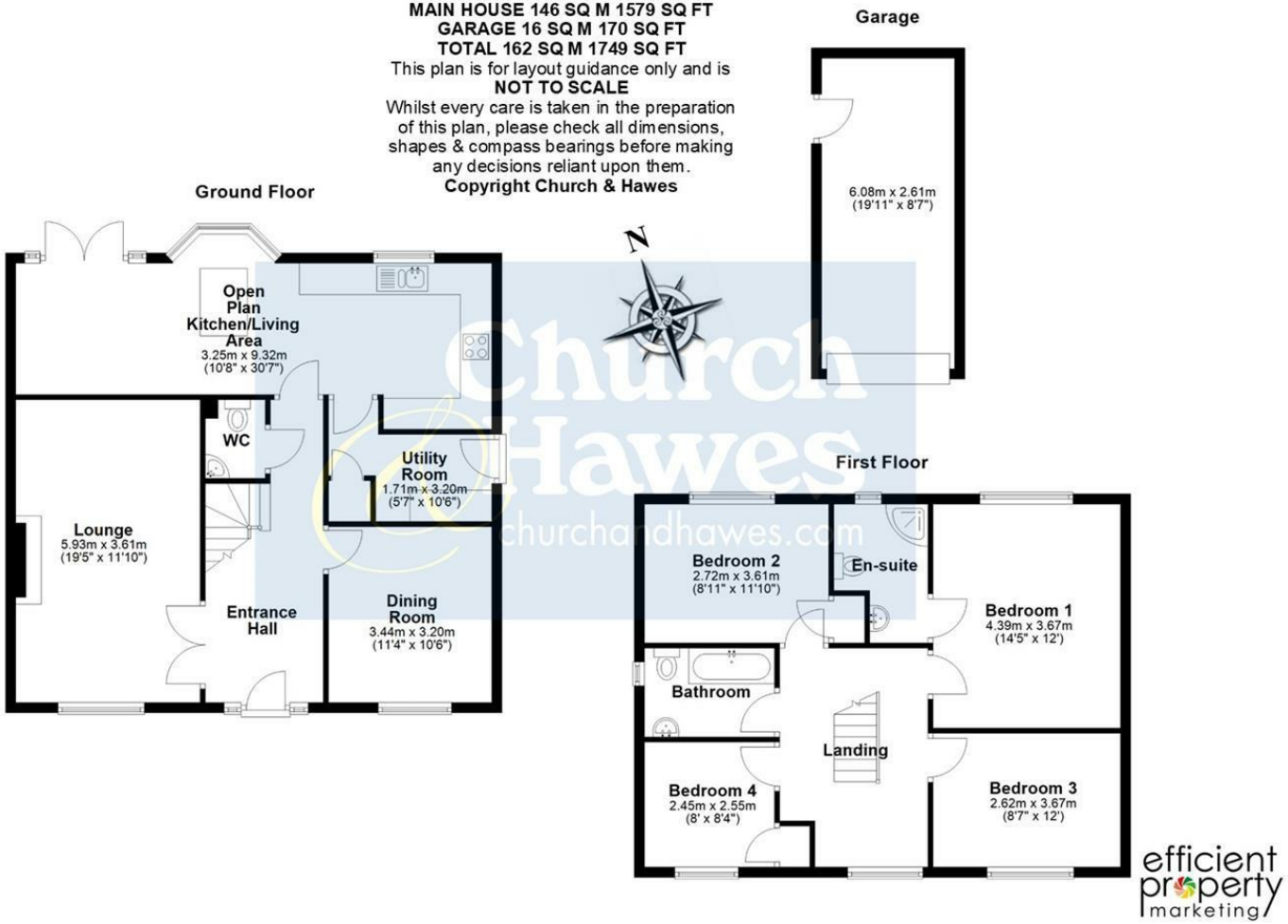

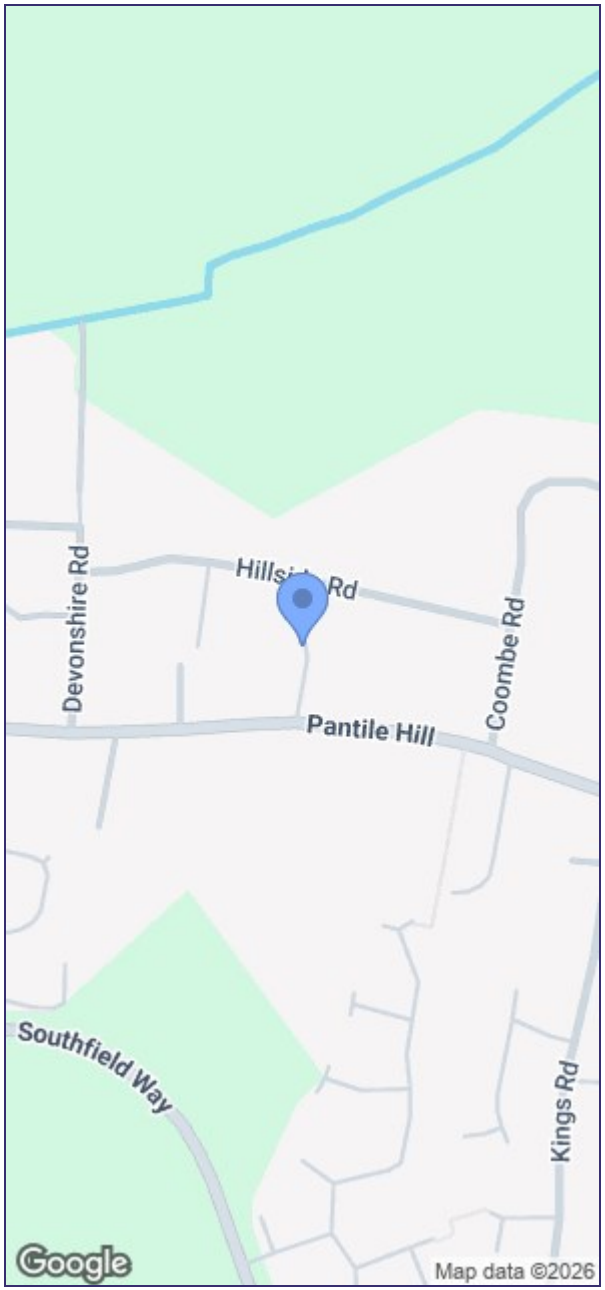

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