



Vicarage Court, Southminster CM0 7GZ

welcome to

Vicarage Court, Southminster

A beautifully presented family home, offering spacious accommodation across three floors. Featuring multiple reception rooms, a stunning kitchen/breakfast room, en-suite facilities and a loft cinema room, it's ideal for family living. Located close to amenities and train station.



Entrance Porch

Covered porch area.

Entrance Hall

Part glazed composite door,

Cloakroom

Floating hand basin and low level WC.

Study

6' 11" x 7' 4" (2.11m x 2.24m)

A versatile study offering double glazed sash window, tiled flooring with heating under.

Lounge

19' 7" x 11' 8" (5.97m x 3.56m)

Double glazed sash window to front, under floor heating, fireplace with surround, double glazed patio door to garden.

Dining Room

13' x 11' 4" (3.96m x 3.45m)

Double glazed sash window to front, under floor heating, well proportioned dining space with ample space for a family dining table.

Kitchen

17' 7" x 15' 9" Max (5.36m x 4.80m Max)

A spacious fitted kitchen comprising of a range of wall and base units with extensive work surfaces, inset sink, integrated hob with extractor over . Benefiting from under floor heating, recessed lighting and double glazed sash window to the rear providing natural light , walkway leading to:-

Utility Area

Space for appliances and cupboards, patio doors leading to garden.

First Floor

Landing

Loft access via hatch, doors leading to:-

Bedroom One

14' 8" x 13' 4" (4.47m x 4.06m)

Double glazed sash window to front, radiator, carpeted throughout with pendent light, door leading to:-

En-Suite

Newly fitted en-suite bathroom, due for completion prior to sale, comprising of a panel enclosed bath, hand wash basin set within vanity unit, low level WC. Finished to a contemporary specification with stylish wall and floor tiling creating a modern and practical addition to the principle bedroom.

Bedroom Two

13' 11" x 12' 4" (4.24m x 3.76m)

A generous sized double bedroom with a double glazed sash window to rear, radiator and door leading to en-suite.

Bedroom Three

11' 9" x 9' 6" (3.58m x 2.90m)

Another generously sized double bedroom, double glazed sash window to rear, radiator and ample space for wardrobes.

Bedroom Four

10' 10" x 10' 1" (3.30m x 3.07m)

Double glazed sash window, radiator, space for wardrobes.

Bathroom

Obscured double glazed sash window, three piece suite comprising of a hand basin set in work tops with vanity unit, panel bath with shower over plus low level WC.

Second Floor

Cinema Room

A substantial loft room, currently utilised as a cinema room, accessed via the loft hatch/ladder, featuring a vaulted ceiling with recessed lighting and ample space for seating and entertaining.

Outside

Front Garden

Block paved driveway for multiple vehicles, mature hedges and pathway leading to the property.

Rear Garden

Large corner plot, vegetable patch, gravel path laid to lawn, children's play area and sunk trampoline, stone feature wall and mature shrubs, multiple areas to sit and relax or play.

Outbuilding

Double garage with up and over door, power to garage and access also via the garden. Separate outbuilding / office with double pergola area for a hot tub / seating or BBQ.

Parking

Parking includes two driveways, front and rear.



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welcome to

Vicarage Court, Southminster

- Secure Gated Cul-de-Sac
- Cinema Room
- Double Garage
- Two En-Suite Bathrooms
- Dining Room & Study

Tenure: Freehold EPC Rating: C
Council Tax Band: F

£650,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
MLN104984 - 0005

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