The Street, Southminster CM0 7LF

£775,000

To view this property call

01621 734300

SJ WARREN

www.sjwarren.co.uk

The accommodation comprises

'Casumaro' a unique opportunity to purchase this detached 2/3 (reception room as described could be a third or more bedrooms) bedroom bungalow on a fantastic plot of approximately 2859.46 square meters 0.7 acres with a superb YARD AND BARN WITH LIGHT INDUSTRIAL USE.
PLEASE NOTE the bungalow offers enormous potential to extend subject to planning and with the light industrial usage and yard, ideal for running a business.

The approach to the bungalow is via a private driveway that one property has a right of way over, leading to a large amount of parking and double gates to the yard and barn.

The bungalow commences with a large entrance hallway, lounge, large kitchen and dining room and a superb 30'6 x 11'6 reception room incorporating a utility room, two double bedrooms, one with en-suite, and bathroom.
Externally, an amazing secluded rear garden, garage to one side of the bungalow and the yard approximately 103ft max x 86 ft and the barn 52ft x 38ft.

Entrance hallway
12'5 x 10'3
Entrance door with double glazed side screen windows leading into a large entrance hallway with radiator.

Kitchen
13'8 x 9'9
The kitchen offers a range of pine fronted eye level units with back tiling, matching base units and drawers with complimentary work surfaces over. Inset one and a half sink, integrated dish washer, space for fridge/freezer, inset electric hob with above extractor and double built in oven. Built in cupboard, floor mounted oil boiler for heating and hot water (not tested), double glazed window to the rear and door to the utility space and reception room.

Reception room with utility space
30'6 x 11'6
This is a superb size room which had previously been used for entertaining and pool, that said, its use is totally versatile. To the kitchen side there is a good size utility area with pine eye and base units with work surface and plumbing for washing machine, space for fridge/freezer and a butler sink and a double glazed window to the side. There is down lighting throughout the room, double glazed double doors to the right flank, double glazed door to the left flank and double window to the rear, two radiators.

Dining room
11'5 x 11'1
Part open beams to the kitchen, double glazed windows to the front and side, television point and plenty of space for a family table and chairs.

Lounge
14'2 x 13'9
The lounge has a large double glazed picture window to the front, television point, and an open brick fireplace with a cast iron wood burner and radiator.

Bedroom one en-suite
14'4 x 10'2
A good size double room with a double glazed picture window to the rear overlooking the garden, triple fitted wardrobes to one wall and radiator.
En-suite walk in shower cubicle, pedestal hand wash basin, close coupled w/c, tiled walls and flooring, expel air, double glazed window to the rear, and radiator.

Bedroom two
9'9 x 9'3
Double glazed picture window to the rear overlooking the garden and radiator.

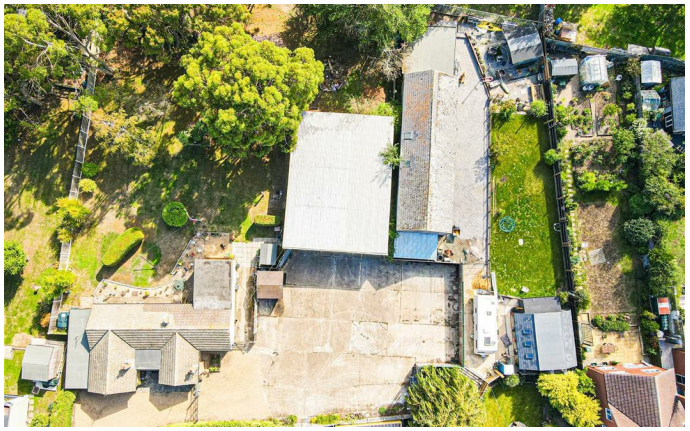
Bathroom
Walk in double shower cubicle, close coupled w/c, hand wash basin with vanity cupboards below, expel air and loft access.

Rear garden
A superb rear garden commencing with a side path/drive, water tap, garden shed and gate offering vehicle access to the rear, a large patio area opens up into the main garden. This is beautifully secluded, laid to lawn with a variety of established trees and planting, making this a gardeners dream and a haven for wildlife. The plot dog legs to the right flank which can be seen on the highlighted plot.

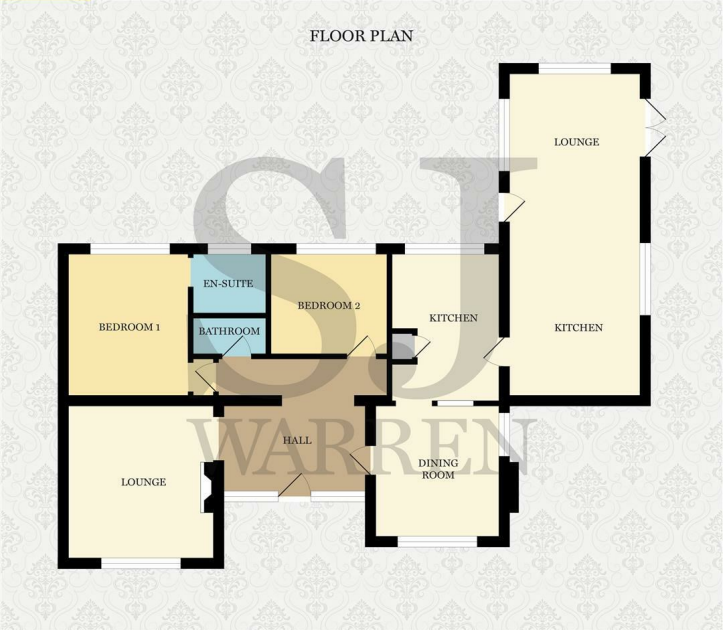
Yard and barn
The yard which we have been informed has light industrial use in its working time used, by the council waste disposal vehicles. This is a superb space and offers anyone working a business or into their cars or similar an amazing space to work from.
The barn equally opens itself to a similar opportunity, please see the photography, video tour and aerial shots to get a real feel for the possibilities on offer.
Approximate plot size 2859.46 square meters 0.7 acres.

Garage
The garage is to the left side of the bungalow with dual opening doors.

Drive/approach
The property has a private driveway with one neighbouring property having an access over to get to their home. The approach has a small lawn to one side and the drive continues to the front of the bungalow. Bags of space for a multitude of vehicles. Double gates then open up onto the yard and barn.

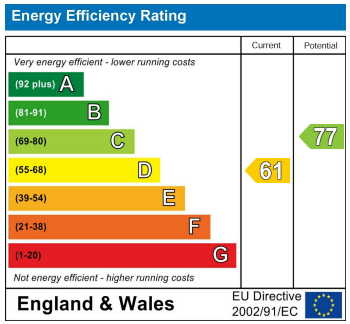


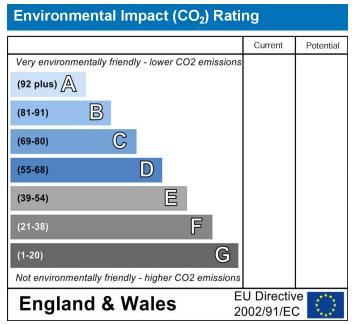
Casumaro, The Street, Steeple, Southminster



Consumer Protection from Unfair Trading Regulations 2008.

S J Warren has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.





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