

Homefield, Southminster

CM0 7ED



CURTIS O'BOYLE

Sales & Lettings



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CMO 7ED

£375,000

Tucked away on a quiet no-through road, this three-bedroom detached house offers the best of both worlds: peaceful living on the edge of Southminster, yet still within easy reach of the high street and railway station. The property features a lounge, separate dining area, fitted kitchen, and a utility room. Convenience is key with a first-floor bathroom and a ground-floor shower room. Enjoy additional living space in the double-glazed conservatory. Outside, there's a driveway and a garage. Underfloor heating to some rooms and double glazing.

ENTRANCE HALL Double glazed entrance door, coved to smooth ceiling, tiled floor, stairs to first floor, understairs cupboard.

SHOWER ROOM 8' 8" x 4' 9" (2.64m x 1.45m) Smooth ceiling with inset downlighters, fitted tiled shower cubicle, vanity wash hand basin, close coupled WC, tiled floor.

LOUNGE 14' 7" x 10' 11" (4.44m x 3.33m) Double glazed bay window to front aspect, wall mounted electric storage heaters, coved to smooth ceiling, wood effect laminated flooring, arch to:

DINING AREA 11' x 8' 2" (3.35m x 2.49m) Double glazed French doors to conservatory, coved to smooth ceiling, wood effect laminated flooring.

CONSERVATORY 11' 2" x 11' (3.4m x 3.35m) Double glazed to three aspects, double glazed French doors to rear garden.

KITCHEN 11' 1" x 8' 7" (3.38m x 2.62m) Double glazed window to rear aspect, coved to smooth ceiling, fitted base and wall units, tiled floor, tiled splashbacks, built in electric oven and five ring hob with hood above, butler style sink inset into granite work tops with fluted drainer.

UTILITY ROOM 14' 2" x 7' 5" (4.32m x 2.26m) Double glazed window and French doors to rear, conservatory style roof, fitted base and wall units, tiled floor.

FIRST FLOOR LANDING Double glazed window to side aspect, coved to smooth ceiling, airing cupboard.

BEDROOM ONE 14' 7" x 10' (4.44m x 3.05m) Double glazed window to front aspect, wall mounted electric heater.

BEDROOM TWO 11' 5" x 9' 3" (3.48m x 2.82m) Double glazed window to rear aspect, loft access, wood effect laminated flooring.

BEDROOM THREE 7' 11" x 7' 4" (2.41m x 2.24m) Double glazed window to rear aspect, textured ceiling.

BATHROOM 8' 9" x 6' 9" (2.67m x 2.06m) Double glazed window to front aspect, smooth ceiling with inset downlighters, panelled bath, close coupled WC, vanity wash hand basin, tiled shower cubicle.

REAR GARDEN Low maintenance with artificial grass and paved patio area. Summerhouse/home office.

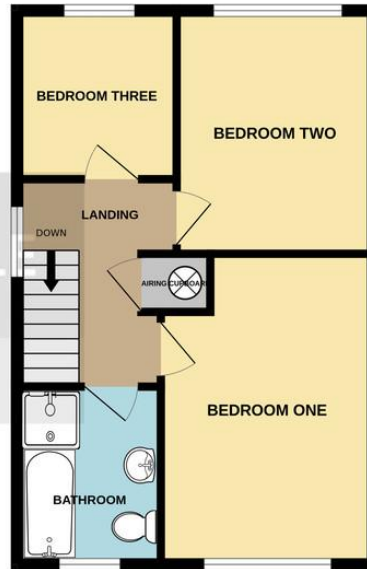
DRIVEWAY to front.



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

GROUND FLOOR
758 sq.ft. (70.4 sq.m.) approx.

1ST FLOOR
435 sq.ft. (40.4 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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