

Regency Close, Southminster , CM0 7EJ

Price £450,000

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

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STAMP DUTY INCENTIVE - SEE OFFICE NOTES STUNNING BRAND NEW four bedroom detached house set in a modern private development of only 8 detached properties. Planning for optional single garage approved.
The accommodations comprises a generous bright and airy entrance hallway, leading to a formal living room and open plan kitchen/breakfast/family room and cloakroom, whilst the bedrooms are split on floors 2 & 3 with the master and bedroom 2 both boasting an impressive en-suite, there is also a family bathroom on the first floor. Energy Rating B.
All enquires and visits are strictly through the sole selling agent, Church & Hawes. Please contact Nathan Swain on 01621 782652.







SECOND FLOOR:

LANDING:
Large built in storage cupboard, staircase down to first floor, door to:

BEDROOM: 18' x 11'4 (5.49m x 3.45m)
Two double glazed windows to rear, radiator, open to dressing/storage area, door to:

EN-SUITE:
Obscure double glazed window to rear, 3 piece white suite comprising fully tiled shower cubicle with dual function shower and glass door, wash hand basin set on vanity unit with storage cupboard below and wc with concealed cistern, part tiled walls, tiled floor, inset downlights, extractor fan.

FIRST FLOOR:

LANDING:
Obscure double glazed window to side,, staircase to ground and second floors, built in storage cupboard, doors to:

BEDROOM: 11'10 x 10'5 (3.61m x 3.18m)
Double glazed window to front, radiator, door to:

EN-SUITE:
Obscure double glazed window to side, chrome heated towel rail, 3 piece white suite comprising fully tiled walk-in shower with glass door and screen, wash hand basin set on vanity unit with storage cupboard below and wc with concealed cistern, part tiled walls, tiled floor, inset downlights, extractor fan.

BEDROOM: 10'2 x 9'3 (3.10m x 2.82m)
Double glazed window to rear, radiator.

BEDROOM/STUDY: 10'2 x 7'8 (3.10m x 2.34m)
Double glazed window to rear, radiator.

FAMILY BATHROOM:
Obscure double glazed window to front, chrome heated towel rail, 3 piece white suite comprising panelled bath with mixer tap, shower over and glass screen, wash hand basin set on vanity unit with storage cupboard below and wc with concealed cistern, part tiled walls, tiled floor, inset downlights, extractor fan.

GROUND FLOOR:

ENTRANCE HALLWAY:
Obscure double glazed entrance door to front, staircase to first floor with built in storage cupboard below, wood effect floor, doors to:

CLOAKROOM:
Obscure double glazed window to front, 2 piece white suite comprising wc with concealed cistern and wash hand basin set on vanity unit with storage cupboard below and tiled splashback, continuation of wood effect floor, inset downlights, extractor fan.

LIVING ROOM: 15'8 + bay x 10'8 (4.78m + bay x 3.25m)
Double glazed window to front.

KITCHEN/DINING AREA: 17'5 x 12'2 (5.31m x 3.71m)
Double glazed bifold doors opening onto rear garden, extensive range of grey & charcoal matt finish wall and base mounted storage units and drawers, roll edged work surfaces with inset 1 ½ bowl/single drainer white ceramic sink unit, built in 4-ring electric hob with extractor hood over, built in eye level double oven, integrated fridge/freezer, washing machine and dishwasher, matching island unit with further storage cupboards below, built in double storage cupboard housing hot water cylinder and boiler, continuation of wood effect floor, inset downlights.

EXTERIOR:

FRONTAGE:
Part shingled frontage providing off road parking for 2/3 vehicles, path leading to rear garden, electric car charging point.

REAR GARDEN:
Commencing with a paved porcelain tiled seating area leading to remainder which is mainly laid to lawn, exterior power point, lighting, water tap and side access paths to both sides of house.

SPECIFICATION:
Highly Appointed/Specified properties.

Luxury fitted carpets and LVT flooring throughout, porcelain tiles in the main bathroom and en-suite.

Kitchens: Fully fitted kitchen with branded appliances including built in fridge/freezer, dishwasher, oven, combination microwave oven and gril and induction hob.

Bathrooms & En Suites: Fully fitted bathrooms and en suites with porcelain tiled walls and flooring.

Heating System: The properties will benefit from a highly efficient 'Air Source Heat Pump' central heating system with under floor heating on the ground floor and radiators to the first and second floors.

VILLAGE OF 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.

STAMP DUTY INCENTIVE
The developer is offering a stamp duty contribution of £5000 on this plot subject to asking price being paid.

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.

Some photographs may have been digitally enhanced using AI for illustrative purposes. These images are intended to help prospective purchasers visualise the property and should not be relied upon as an exact representation of its current appearance or condition. No structural alterations are intended to be depicted. Purchasers should satisfy themselves as to the property's condition and features during their viewing.

MONEY LAUNDERING REGULATIONS (AML) and FINANCIAL SANCTION REGULATIONS:

In accordance with UK Anti-Money Laundering regulations, Church & Hawes are legally required to verify the identity of all purchasers before a property transaction can proceed. Church & Hawes use an online digital identification verification and compliance platform to carry out these important checks on our/your behalf.

A verification fee payable in advance of £40 per person (including VAT) will apply.

These checks must be completed and successfully verified before we are able to progress with the purchase.

Buyers will also be required to complete an Anti Money Laundering Source/Proof of Funds & Buyer Story Questionnaire

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 a 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.





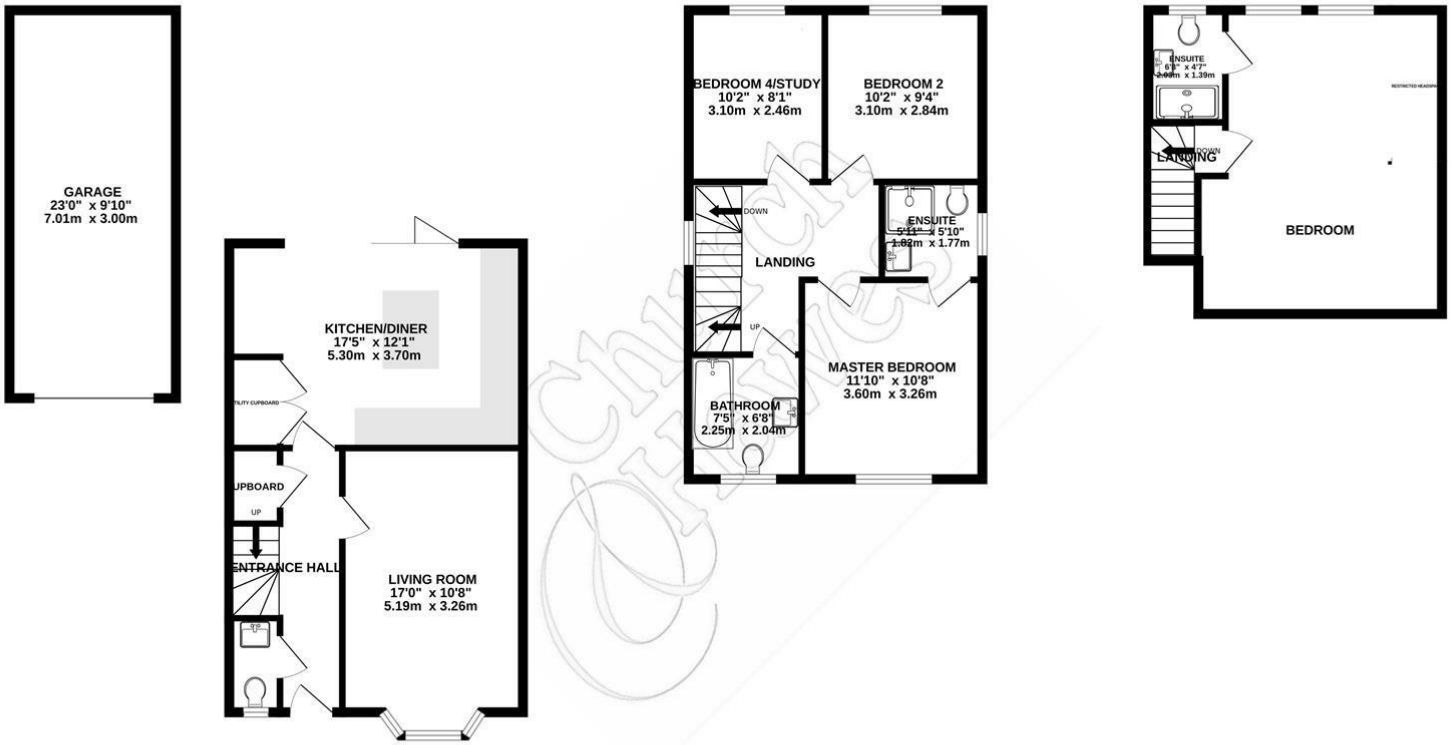




GROUND FLOOR
717 sq.ft. (66.6 sq.m.) approx.

1ST FLOOR
483 sq.ft. (44.9 sq.m.) approx.

2ND FLOOR
304 sq.ft. (28.2 sq.m.) approx.



TOTAL FLOOR AREA : 1504 sq.ft. (139.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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