

Paul Mason Associates



The Plovers, St. Lawrence, Southminster, CM0 7PE  
Offers in excess of £325,000

- Detached Bungalow
- Two Double Bedrooms
- Spacious Lounge/Dining Room
- Fitted Kitchen
- Three Piece Bathroom Suite
- Well-Maintained Rear Garden
- Conservatory Overlooking The Rear Garden
- Driveway Parking
- Village Location
- EPC - TBC

No Onward Chain....A well-presented extended two double bedroom detached bungalow situated in the waterside village of St Lawrence, Essex. The property offers comfortable single-storey accommodation with a practical layout, established garden, and a rear conservatory providing an additional place to relax and enjoy the garden outlook.

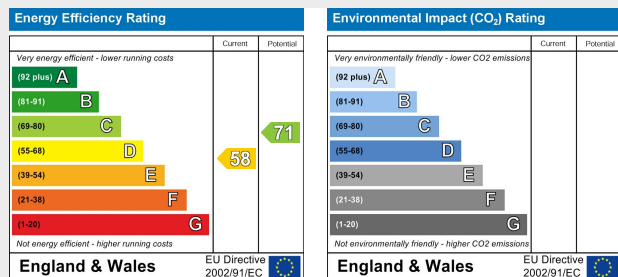
The accommodation begins with an entrance porch, leading into a spacious lounge/dining room with generous natural light and clearly defined areas for both seating and dining. From here, an inner hallway provides access to the kitchen, bedroom one with a feature bay window, fitted wardrobes and a three piece en-suite, a second double bedroom and fitted bathroom suite.

The kitchen is fitted with a range of cream-style units and work surfaces, with space for appliances and a pleasant outlook towards the rear. Both bedrooms are good-sized doubles, offering flexibility for use as sleeping accommodation, guest space, or a home office if required. The bathroom is fitted with a bath and overhead shower arrangement, wash basin and WC.

To the rear of the bungalow is a conservatory, accessed externally, creating a bright garden room ideal for enjoying views over the outside space. The garden itself is well maintained and established, with lawn, planted borders, seating areas and mature screening, making it an attractive and private outdoor setting.

Externally, the property has a welcoming frontage with brick elevations, bay-style windows and driveway parking, further enhancing its kerb appeal.

Located within the peaceful waterside village of St Lawrence, the bungalow would suit buyers seeking a detached home in a quiet village setting, close to the River Blackwater and surrounding countryside.



## ACCOMMODATION

### GROUND FLOOR

#### Entrance Porch

#### Lounge/Dining Room

8.5m x 3.5m (27'10" x 11'5")

#### Inner Hallway

#### Kitchen

4.1m x 2.0m (13'5" x 6'6")

#### Bedroom One

5.3m x 3.3m (17'4" x 10'9")

#### En-Suite

1.6m x 1.4m (5'2" x 4'7")

#### Bedroom Two

3.5m x 2.8m (11'5" x 9'2")

#### Family Bathroom

2.5m x 2.0m (8'2" x 6'6")

### EXTERIOR

#### Rear Garden

#### Conservatory

2.8m x 2.3m (9'2" x 7'6")

#### Frontage

### Property Services

Gas - NA

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Oil

Local Authority - Maldon District  
Council

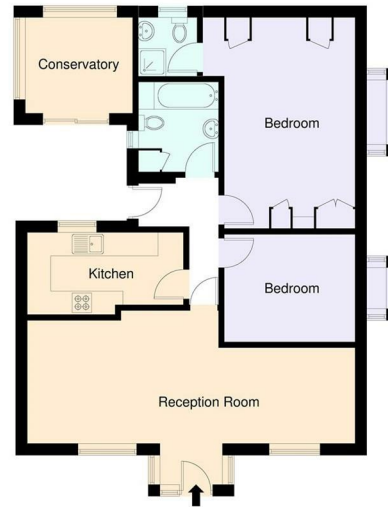
### Viewings

Strictly by appointment only through  
the selling agent Paul Mason  
Associates 01245 382555.

### Important Notices

We wish to inform all prospective  
purchasers that we have prepared  
these particulars including text,  
photographs and measurements as  
a general guide. Room sizes should  
not be relied upon for carpets and  
furnishings. We have not carried out  
a survey or tested the services,  
appliances and specific fittings.  
These particulars do not form part  
of a contract and must not be relied  
upon as statement or representation  
of fact.

The Plovers, St Lawrence, CM0 7PE  
Approximate Gross Internal Area = 86.8 sq m / 934 sq ft



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



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