

Vicarage Meadow, Southminster , Essex CM0 7HQ

Guide price £475,000

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

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NO ONWARD CHAIN ** GUIDE PRICE £475,000 - £500,000**

Situated in a peaceful cul-de-sac just a short walk from Southminster's local amenities — including a primary school, post office, doctor's surgery, and railway station with direct services to London Liverpool Street — this spacious and beautifully presented detached family home offers exceptional living space and versatility.

The property has been extended and upgraded to a high standard throughout, offering light-filled and generously proportioned accommodation. The ground floor begins with an entrance porch and welcoming hallway, leading to a bright dual-aspect living room, a separate dining/sitting room and a stunning refitted kitchen complete with integrated appliances. A separate utility room and entrance area provide practical access to the home and lead to a versatile room currently used as a ground floor bedroom/gym, served by an adjoining WC. To the rear, a truly impressive full-width conservatory offers additional living and entertaining space, seamlessly connecting the interior to the garden. Upstairs, a spacious landing leads to four well-proportioned double bedrooms, including a principal bedroom with en-suite shower room, and a beautifully refitted family bathroom.

Outside, the rear garden has been designed for low maintenance and year-round enjoyment, featuring a covered seating and entertaining area. The front of the property provides extensive off-road parking via a large shingled driveway, along with access to a garage. Energy Rating: D.







FIRST FLOOR:

LANDING:
Staircase down to ground floor, access to loft space, airing cupboard housing hot water cylinder, doors to:

BEDROOM 1: 16'3 x 10'1 (4.95m x 3.07m)
Dual aspect room with double glazed windows to front and rear, 2 radiators, door to:

EN-SUITE:
Obscure double glazed window to side, heated towel rail, 3 piece suite comprising fully tiled shower cubicle, close coupled wc and wash hand basin set on vanity unit with storage below, tiled walls and floor.

BEDROOM 2: 11'1 x 9'4 (3.38m x 2.84m)
Double glazed window to rear, radiator, wood effect floor.

BEDROOM 3: 10'7 x 8'9 (3.23m x 2.67m)
Double glazed window to rear, radiator, wood effect floor.

BEDROOM 4: 8'1 x 6'5 (2.46m x 1.96m)
Double glazed window to front, radiator, wood effect floor.

FAMILY BATHROOM:
Obscure double glazed window to front, chrome heated towel rail, refitted 3 piece white suite comprising Jacuzzi bath with mixer tap and shower over, pedestal wash hand basin and close coupled wc, wall mounted cabinet, tiled walls and floor.

GROUND FLOOR:

ENTRANCE PORCH:
Obscure double glazed entrance door to front, obscure double glazed window to side, tiled floor, obscure glazed door to:

ENTRANCE HALL:
Obscure double glazed door to porch, radiator, staircase to first floor, tiled floor, doors to:

LIVING ROOM: 16'2 x 11' (4.93m x 3.35m)
Double glazed window to front, double glazed sliding door to Conservatory, radiator, gas fire with display mantle over, wood effect floor.

CLOAKROOM:
Obscure double glazed window to front, chrome heated towel rail, 2 piece white suite comprising close coupled wc and wash hand basin set on vanity unit with storage below, tiled walls and floor.

KITCHEN: 19'5 x 10' (5.92m x 3.05m)
Double glazed window to front, refitted kitchen comprising extensive range of gloss fronted wall and base mounted storage units and drawers, roll edged work surfaces with inset 1 ½ bowl/single drainer composite sink unit, Belling range cooker to remain, 2 integrated under counter fridges, freezer and dishwasher, tiled splashbacks, tiled floor up to Conservatory, door to:

UTILITY: 9'5 x 3'1 (2.87m x 0.94m)
Obscure double glazed entrance door to front, obscure double glazed window to side, 4 wall mounted storage cupboards with space and plumbing below for washing machine, tiled floor, door to:

BEDROOM/GYM: 11'3 x 7'5 (3.43m x 2.26m)
Converted from half of the garage, fully insulated with wood effect floor, wall mounted air conditioning/heater unit, leading to:

WC:
Obscure double glazed window to rear, 2 piece white suite comprising close coupled wc and pedestal wash hand basin, tiled floor.

CONSERVATORY: 36'10 x 9'4 > 5'8 (11.23m x 2.84m > 1.73m)
Double glazed windows to side and rear, 3 French style doors opening onto rear garden, 4 radiators, continuation of tiled floor from Kitchen.

DINING/SITTING ROOM: 10'6 x 8'8 (3.20m x 2.64m)
Double glazed sliding door to Conservatory, vertical radiator, wood effect floor.

EXTERIOR:

REAR GARDEN:
Commencing with a raised decked seating area leading to remainder which is paved throughout with planted beds to borders, exterior cold water tap, timber storage shed, covered decked seating area, double glazed personal door into rear of:

GARAGE:
Up and over door to front, power and light connected, personal door to rear.

FRONTAGE:
Partly lawned frontage, shingled driveway providing extensive off road parking and access to garage.

TENURE & COUNCIL TAX BAND:
This property is being sold freehold and is Tax Band E.

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.

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.



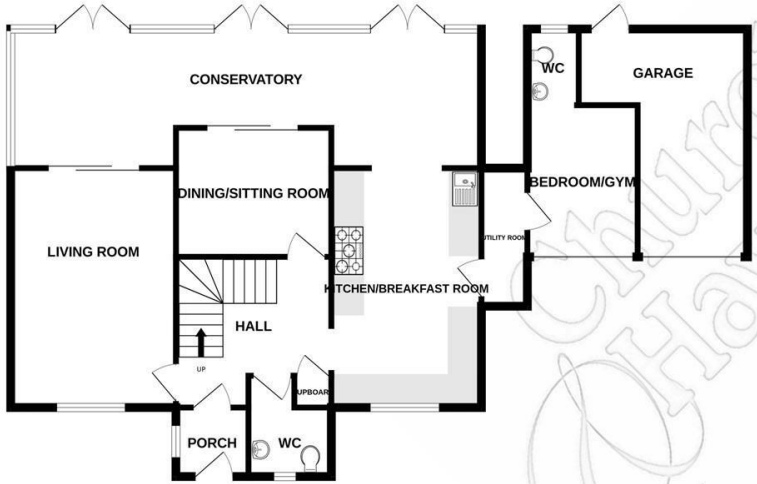




MEAT FREE MOWGLI



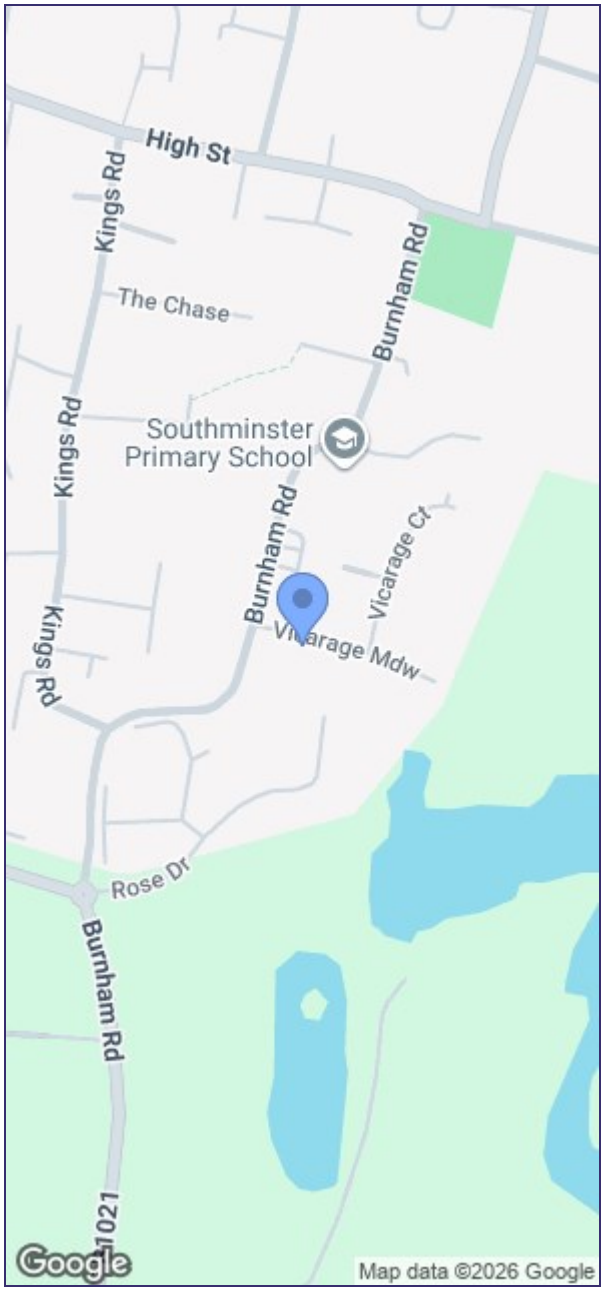
GROUND FLOOR



1ST FLOOR



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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THE
PLAYROOM




CHAOS



