



David Fisher Way, Southminster , CM0 7XT
Offers in excess of £600,000

Church & Hawes
Est. 1977
Estate Agents, Valuers, Letting & Management Agents

Favourably positioned on the edge of the ever sought after Blackwater Reach development built by Messrs. David Wilson Homes approximately 5 years ago on the fringes of Southminster is this wonderful executive detached family home which has been meticulously presented and wonderfully maintained throughout and a sought after no through road position. The property offers a wealth of light, airy and spacious living accommodation throughout, commencing on the ground floor with a generously sized entrance hall leading to a living room, study, dining room, cloakroom and superb kitchen/breakfast room with integrated appliances and adjoining utility room. The first floor then offers an impressive landing area leading to FOUR DOUBLE BEDROOMS, one with dressing area, in addition to THREE BATH/SHOWER ROOMS. Externally, the property enjoys generously sized rear garden while an aesthetically pleasing frontage overlooks fields and provides further garden areas in addition to a block paved driveway which offers extensive off road parking and access to a detached double garage. The property also offers a favourable position within walking distance to local school, shops, post office, pub and railway station which offers direct links into London Liverpool Street. An early inspection of this property is strongly advised to fully appreciate the size and standard of living accommodation this property has to offer in addition to it's favourable position. Interest is expected to be high so an early internal inspection is strongly advised. Energy Rating B.



FIRST FLOOR:

LANDING:

Radiator, double airing cupboard housing hot water cylinder, staircase to Ground Floor, doors to:

BEDROOM ONE: 16'11 x 11'10 (5.16m x 3.61m)

Double glazed window to front, radiator, open to:

DRESSING AREA:

Double glazed window to rear, radiator, range of built in double wardrobes, door to:

EN-SUITE BATHROOM:

Obscure double glazed window to rear, heated towel rail, 4 piece white suite comprising panelled bath with mixer tap and tiled splashback, fully tiled walk-in shower with sliding glass door and screen, pedestal wash hand basin with wall mounted cabinet over and close coupled WC, part tiled walls, tiled floor, inset downlights, extractor fan.

BEDROOM TWO: 12'2 x 10'7 (3.71m x 3.23m)

Two double glazed windows to rear, radiator, door to:

EN-SUITE:

Obscure double glazed window to side, heated towel rail, 3 piece white suite comprising fully tiled walk-in shower with glass door, pedestal wash hand basin and close coupled WC, wall mounted cabinet, part tiled walls, tiled floor, extractor fan.

BEDROOM THREE: 11'1 x 9'8 (3.38m x 2.95m)

Double glazed window to front, radiator, built in wardrobes.

BEDROOM FOUR: 11'10 x 10'9 (3.61m x 3.28m)

Double glazed window to front, radiator.

FAMILY BATHROOM:

Obscure double glazed window to rear, heated towel rail, 4 piece white suite comprising panelled bath with mixer tap and tiled splashback, close coupled WC, pedestal wash hand basin with wall mounted cabinet over and walk-in shower with glass door, part tiled walls, tiled floor, extractor fan.

GROUND FLOOR:

ENTRANCE HALL:

Part glazed composite entrance door to front, small double glazed window to front, radiator, staircase to First Floor, built in under stairs storage cupboard, tiled floor, doors to:

CLOAKROOM:

Obscure double glazed window to front, radiator, 2 piece white suite comprising close coupled WC and pedestal wash hand basin, part tiled walls, tiled floor.

STUDY:

Double glazed window to front, radiator.

LIVING ROOM: 16'11 x 12' (5.16m x 3.66m)

Double glazed French style doors and windows to rear, 2 radiators.

DINING ROOM: 11'8 x 9'4 (3.56m x 2.84m)

Double glazed window to front, radiator, Karndeane wood effect flooring, door to:

KITCHEN/BREAKFAST/FAMILY ROOM: 21'5 x 18'9 (6.53m x 5.72m)

Double glazed French style doors and windows to rear from breakfast area, double glazed window to rear from kitchen area, radiator, extensive range of gloss fronted wall and base mounted storage units and drawers, roll edged work surfaces with inset 1 ½ bowl/single drainer sink unit, built in electric hob with glass splash back and extractor hood over, built in eye level double oven, integrated fridge/freezer and dishwasher, tiled floor, inset downlights, door to:

UTILITY: 7'4 x 5'3 (2.24m x 1.60m)

Obscure double glazed entrance door to side, radiator, range of matching gloss fronted wall and base mounted storage units, roll edged work surfaces with inset single bowl/single drainer sink unit, space and plumbing for washing machine, matching cupboard housing boiler, continuation of tiled floor.

EXTERIOR:

REAR GARDEN:

Commencing with a paved patio seating area leading to remainder which is mainly laid to lawn, external lighting and cold water tap, side access gate leading to:-

DETACHED DOUBLE GARAGE:

Twin up and over doors to front, power and light connected, overhead storage, accessed via:-

FRONTAGE:

Block paved driveway providing extensive off road parking and access to double garage, remainder of frontage comprises lawned and planted garden areas to the immediate front of the property.

TENURE & COUNCIL TAX:

This property is being sold freehold and is Tax Band F.

The Vendor advises there is an estate contribution of £320 p.a. for shared gardens on the estate

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.

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.

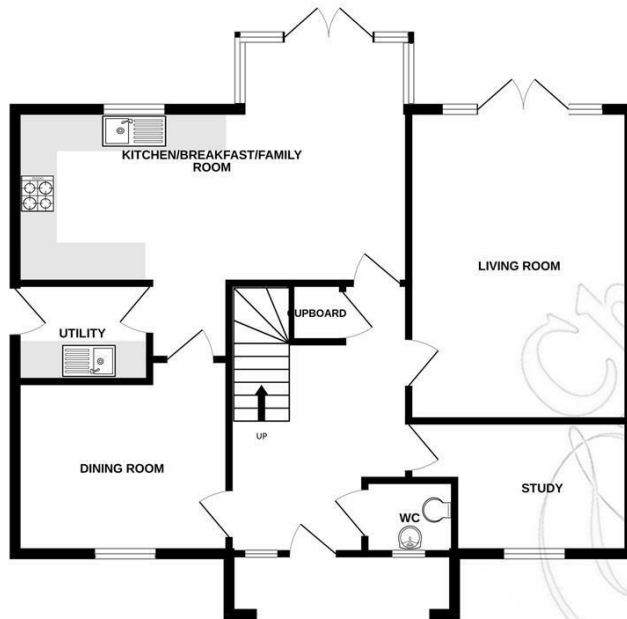
Buyers will also be required to complete an Anti Money Laundering Source/Proof of Funds & Buyer Story Questionnaire

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.

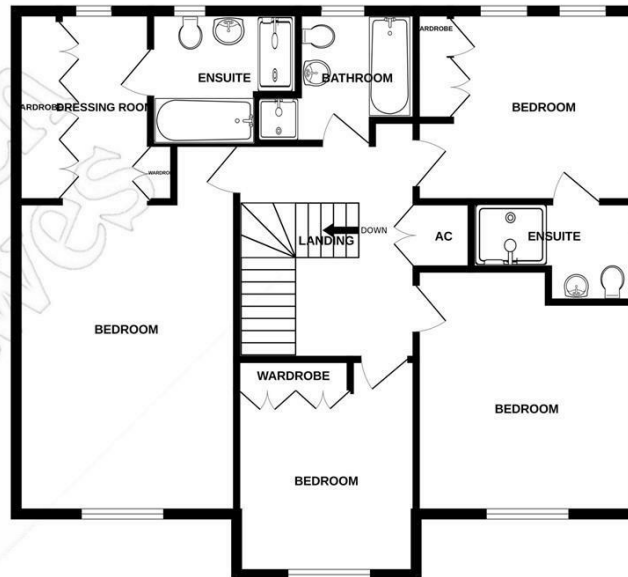




GROUND FLOOR



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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