



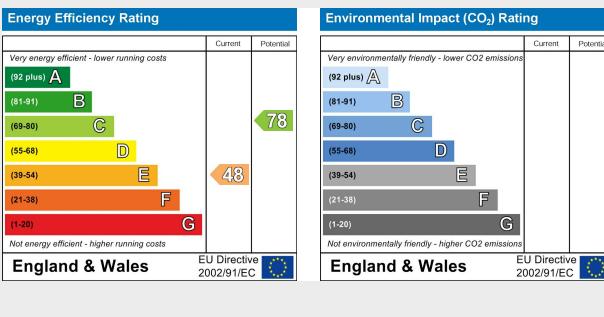
Orchard Road, Southminster, CM0 7DQ  
£375,000

- Open Plan Kitchen/Dining/Living Area
- Lounge Area with Entertainment Wall and Log Burner
- En-Suite To Bedroom One
- Well-Presented Throughout
- Integrated Kitchen Appliances
- Driveway Parking For Numerous Vehicles
- Garage
- Well Maintained Rear Garden with Side Access
- Secluded Garden with Outbuilding
- EPC - E

Located in Orchard Road in Southminster, this delightful semi-detached house presents an ideal for families seeking a comfortable and inviting home.

The ground floor commences with an entrance hall with stairs to the first floor and provides access to the open plan kitchen/dining/family room which is a spacious living area creating an inviting atmosphere for socialising with family or entertaining guests. The ground floor also benefits from a utility room and access from the accommodation to the garage space. The first floor landing has doors to the three bedrooms and modern family bathroom suite. Bedroom one boasts an en-suite and dressing area with fitted wardrobes.

Externally the property features a secluded and well maintained rear garden which is mostly laid to lawn with flowers, trees and shrubs to the borders and a block paved pathway leading to the outbuilding situated at the rear of the garden. There is a side gate leading to the frontage which conveniently includes a block paved driveway providing off road parking for numerous vehicles. Viewing comes highly recommended to appreciate the property on offer.



## Location

Southminster is a semi-rural village in the Dengie Peninsula area, popular with commuters due to its train station with links to London. The village also benefits from scenic walks, a primary school, tennis and football club, swimming pool, various shops, restaurants and public houses, something for everyone and ideal for families. The local towns are Burnham-On-Crouch which is within 3 miles, Maldon and South Woodham Ferrers both within 12 miles. The village has many character properties, cottages and Victorian residence. Historically the village was known for its annual horse market, and in the centre, St Leonards Church at the heart of the village dates back to the 15th century.

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

#### Lounge Area

7.5m x 2.9m (24'7" x 9'6")

#### Open Plan Kitchen/Dining Room

4.0m x 3.2m (13'1" x 10'5")

### FIRST FLOOR

#### Landing

#### Bedroom One

6.5m x 3.4m (21'3" x 11'1")

#### En-Suite

#### Bedroom Two

4.0m x 3.4m (13'1" x 11'1")

#### Bedroom Three

3.0m x 2.3m (9'10" x 7'6")

#### Family Bathroom

### EXTERIOR

#### Garage

#### Rear Garden

#### Frontage

### Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas

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.





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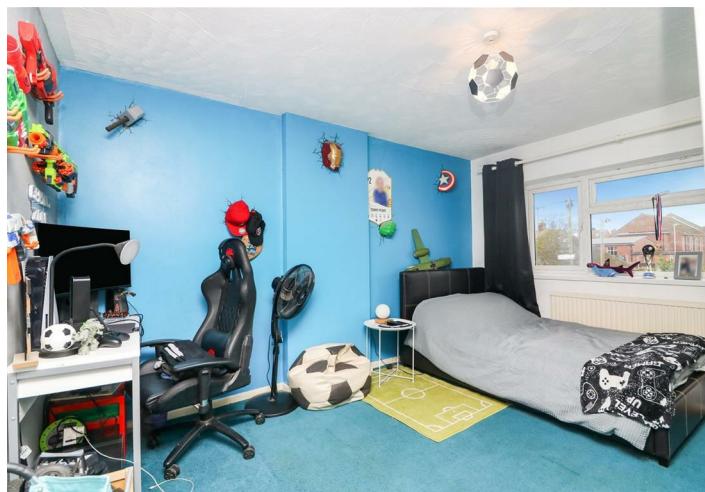
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