

Primrose Walk, Southminster CM0 7TY

Offers in the region of £425,000

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01621 734300

SJ WARREN

www.sjwarren.co.uk

The accommodation comprises

Located on the fringes of the village of Southminster but still offering easy access to the high street, shops, restaurants and railway station linked to London Liverpool Street.

This Abbey Homes built four bedroom detached family home offer a ground floor cloakroom/w/c, a good size lounge, spacious kitchen/breakfast room and utility area and dining room.
The first floor has four good size bedrooms and a family bathroom.
Externally a good size rear garden which is North East facing with sunshine to enjoy all day, to the front its own drive to garage and front lawn.

Entrance hallway
Double glazed entrance door to the hallway, wood effect grey laminate flooring, radiator, stairs to the first floor and understairs storage cupboard.

Cloakroom/w/c
Tiled walls and flooring, close coupled w/c, hand wash basin with double vanity cupboards below. Chrome heated towel rail, down lighting and a double glazed window to the front.

Kitchen/breakfast room and utility area.
14'8 x 8'1 + 9'3 x 5'10
The kitchen/breakfast room is a very good size with white eye level units with back tiling, matching base units and drawers with work surfaces over. Inset electric hob with above extractor and oven below, one and a half stainless steel sink, plumbing for washing machine and space for a fridge. A generous size breakfast bar, radiator, tiled flooring and a double glazed window to the rear. The utility area is the additional 9'3 x 5'10 and has a work surface with plumbing below for washing machine and space for a freezer, wall mounted boiler for hot water and heating (not tested) and a double glazed door to the rear.

Lounge
16'9 x 10'3
The grey wood effect laminate flooring continues through from the hallway, television point and radiator with decorative cover. Down lighting and a double glazed window to the front with fitted white shutter/blinds.

Dining room
11'9 x 8'4
Plenty of room to entertain, wood effect laminate flooring, radiator and double glazed patio doors to the rear.

Landing
Loft access, linen cupboard with shelving and lagged water tank.

Bedroom one en-suite
14'5 x 10'1
A good size double room with down lighting, built in cupboard/wardrobe, radiator and a double glazed window with fitted white shutter blind to the front.
En-suite wood effect laminate flooring, close coupled w/c, walk in shower cubicle, part wood panelled and tiled walls. Down lighting, radiator, expel air and a double glazed window to the side.

Bedroom two
14'3 x 8'3
Another double room with a double glazed window to the front, wood effect grey laminate flooring, built in cupboard and radiator.

Bedroom three
10'1 x 9'2
Once again a good size double room, with radiator and a double glazed window to the rear.

Bedroom four
7'9 x 6'6
Double glazed window to the front with fitted white shutter blind and radiator.

Bathroom
Part tiled walls, panelled bath, pedestal hand wash basin and close coupled w/c. Down lighting, expel air, radiator and a double glazed window to the rear.

Rear garden
The rear garden is a good size commencing with a patio area, water tap and path with a side access and gate to the front. Laid to lawn with second patio to the rear, close board fenced with some planting.

Front garden drive and garage
The property has its own drive to integral garage with up and over door, power and light. The front garden is laid to lawn with a hedged boundary.





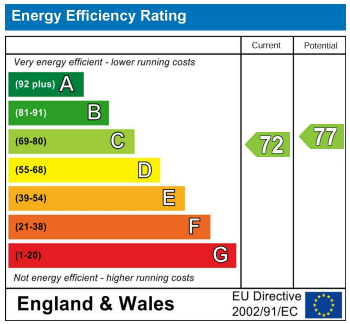


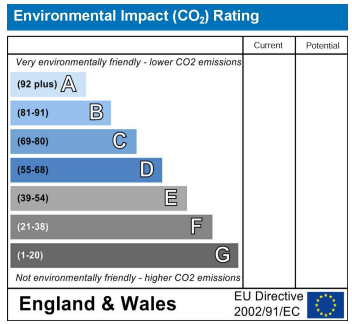
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