

Orchard Road, Southminster CM0 7DQ

£320,000

To view this property call

01621 734300

SJ WARREN

www.sjwarren.co.uk

The accommodation comprises

GUIDE PRICE £320,000 - £335,000

A spacious three-bedroom semi-detached home offering impressive open-plan living, a generous rear garden and off-road parking for two vehicles, conveniently positioned within the popular village of Southminster.

The property offers well-proportioned and versatile accommodation, with the ground floor centred around an excellent open-plan living space. The comfortable lounge, complete with fireplace, flows naturally into a large modern kitchen and dining area, creating a sociable heart to the home that's ideal for both everyday family living and entertaining.

The contemporary kitchen features stylish cashmere high-gloss cabinetry, generous worktop space and a substantial matching breakfast bar/dining table. Patio doors provide a direct connection to the rear garden, while the adjoining double-glazed conservatory adds valuable additional living space and incorporates a useful utility area.

A ground-floor cloakroom completes the downstairs accommodation.

Upstairs are three well-proportioned bedrooms, including two comfortable doubles, together with a modern family bathroom featuring a walk-in shower.

Outside is one of the property's real highlights: an excellent-sized rear garden, predominantly laid to lawn with a patio area, two garden sheds and gated access to off-road parking for two vehicles.

In addition, the current occupiers have a long-standing rental arrangement for a garage within the neighbouring block, currently understood to cost approximately £85 per month. The sellers understand that the arrangement may be transferable, although interested parties should satisfy themselves as to availability and terms.

Southminster provides a good selection of everyday amenities including local shops, places to eat, a doctors' surgery and primary school, together with a railway station offering services towards London Liverpool Street.

Entrance hallway
Double glazed door and radiator.entrance door to the hallway which has stairs to the first floor, understairs storage cupboard

Cloakroom/w/c
Double glazed window to the front, close coupled w/c, hand wash basin with vanity cupboard below.

Lounge
14'8 x 11'7
The lounge is a good size and open plan to the kitchen and dining room, offering modern style living. Wood fireplace surround with gas point (currently disconnected) possible subject to professional advice to add a wood burner or similar, radiator, television point and double glazed window to the rear.

Kitchen & dining room.
18'3 x 9'2
Another excellent size room with kitchen having a range of Cashmere coloured high gloss eye level units with splash back panelling. Matching base units, double cupboard, drawers and composite work surfaces over. Inset gas hob with above extractor, built in double oven incorporating a microwave, inset stainless steel sink, plumbing for dish washer space for fridge/freezer, double glazed window to the front and double glazed to the side and conservatory. The dining area has a large matching to the kitchen breakfast bar/dining table with chairs to match and remain, radiator and double glazed patio doors to the rear garden.

Conservatory
14'8 x 7'5
Double glazed with part of the area as a utility space with work surface and plumbing for a washing machine, tumble dryer and space for an additional fridge or freezer.

Landing
Double glazed window to the front.

Bedroom one
13'9 x 10'11
Double glazed window to the rear, space for free standing or fitted wardrobes and radiator.

Bedroom two
10'10 x 9'3
Another double bedroom, radiator and double glazed windows to the rear and side.

Bedroom three
9'2 x 7'8
Double glazed window to the front, radiator loft access and a built in storage cupboard also housing the combination boiler for the hot water and heating (not tested.)

Bathroom
Walk in double shower cubicle with both rain and hand held showers, close coupled w/c, hand wash basin with double vanity drawers below. Tiled walls, white heated towel rail and a double glazed window to the side.

Rear garden
The property has a large rear garden commencing with a patio area and path extending to the conservatory and water tap. The garden is mainly laid to lawn with two garden sheds, close board fenced boundaries and double gates opening to the parking and rented garage.

Parking and rental garage
Gated access to off-road parking for two vehicles. In addition, the current occupiers have a long-standing rental arrangement for a garage within the neighbouring block, currently understood to cost approximately £85 per month. The sellers understand that the arrangement may be transferable, although interested parties should satisfy themselves as to availability and terms.

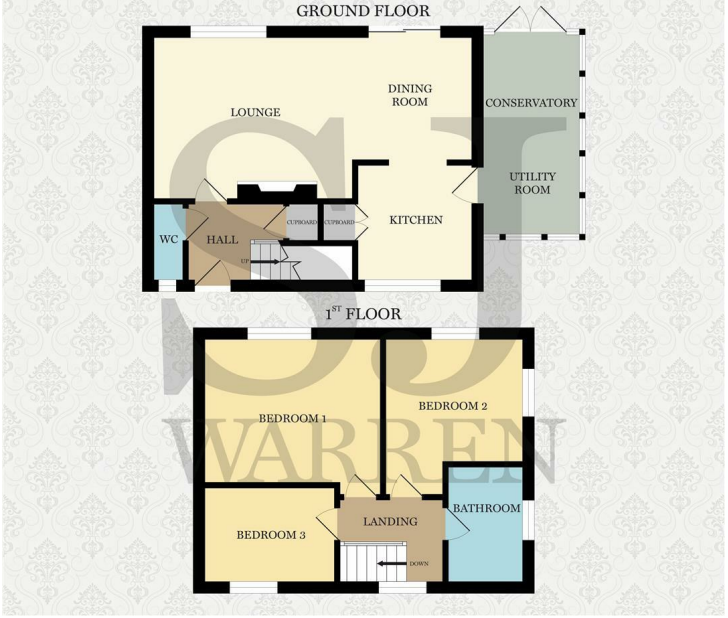
Front garden
The front garden has a part brick boundary wall and is conveniently laid to patio.





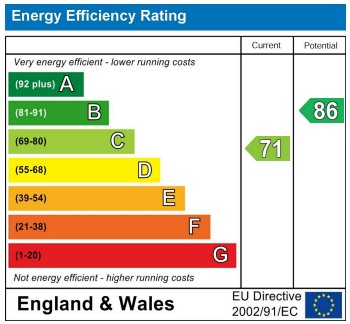


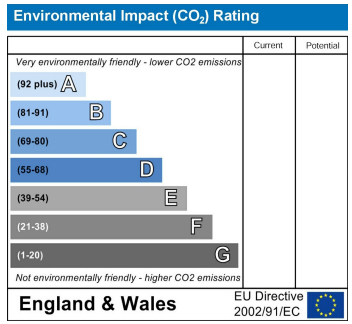
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