

Coombe Road, Southminster CM0 7AH

£350,000

To view this property call

01621 734300

SJ WARREN

www.sjwarren.co.uk

The accommodation comprises

PLEASE PAY PARTICULAR ATTENTION TO THE PHOTOGRAPHS AND VIDEO TOUR, as this property offers a few unexpected surprises, you may not expect from first appearance.

This extremely well presented two double bedroom semi detached house offers a wealth of accommodation in excellent order throughout.
The ground floor commences with a large porch/reception room in excess of 17 ft, a superb hub of the home kitchen/dining room in excess of 23 ft x 19 ft, lounge, utility room and a cloakroom/w/c.
The first floor has two excellent size double bedrooms and a bathroom.
Externally a West facing sunny aspect rear garden with raised patio/entertaining terrace to the garden, PLEASE NOTE this has a 16 ft x 12 ft bar leisure room.
To the front the property has its own drive for multiple vehicles to the garage that has and electric roller door, power and light.

Entrance porch/reception room
17'6 x 4'9
Double glazed door to the entrance porch, PLEASE NOTE as per our photographs this really is so much more than a porch and could be used as a study or reception room of choice, it also is attached to the garage offering potential (stp) here to knock through.
Wood effect laminate flooring, double glazed French doors with fitted blinds to the rear and double glazed sliding doors to the kitchen/dining room.

Kitchen/dining room and utility cupboard.
22'3 reduc to 19'2 x 13'6
This is a superb room and certainly the hub of the home, with the kitchen having an extensive range of modern cream eye level units with under lights and back tiling. Matching base units and drawers with solid wood work surfaces, gas range oven with matching above extractor and glass splash back, plumbing for dish washer, space for American style fridge/freezer and butler sink. Two over size column horizontal column style radiators, wall mounted hot/cold air conditioning unit, television point, dual double glazed windows to the rear and French double glazed doors with fitted blinds to the side.
Walk in utility cupboard with light, tiled flooring, counter work top with plumbing for washing machine and space for further utilities, storage extending to under the stairs.

Cloakroom/w/c
The tiling continues from the kitchen, hand wash basin with vanity cupboard and a close coupled w/c.

Lounge
14'11 x 11
A nice cosy lounge with a fireplace and cast iron log burner and hardwood mantle, double glazed window to the front with quality fitted white/shutter blinds. Television point and an horizontal oversize column style radiator.

Landing
Loft access and radiator.

Bedroom one
14'6 x 10'4
Both the bedrooms are excellent size double rooms, double glazed window to the front with fitted quality white/shutter blind and radaitor.

Bedroom two
14'9 x 8'10
Another good size double room with double glazed window to the rear with a fitted blind.

Bathroom
Tiled flooring and walls, panelled bath with fitted rain shower and screen, hand wash basin with tiled surround, close coupled w/c. Chrome heated towel rail, down lighting and a double glazed window to the side with fitted blind.

West facing rear garden
The garden is West facing so if you enjoy your outside space and those hot summer days, this will hit the spot. Commencing with a large raised patio/entertaining terrace, steps down to the remaining garden. Courtesy door to the garage and door to an adjoining garden shed.
The remaining garden is part to lawn with a garden shed and an excellent 15'7 x 12'5 bar/leisure room with power, light and a cast iron fitted log burner, this is an excellent addition to the garden and great for all your entertaining needs.

Drive and garage
The property has its own drive for multiple vehicles to the garage, this has an electric roller opening door, power and light.

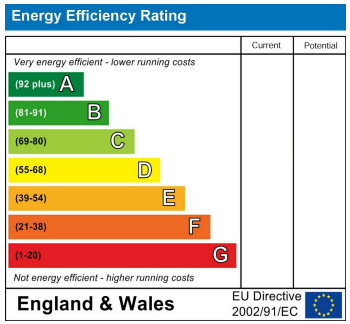


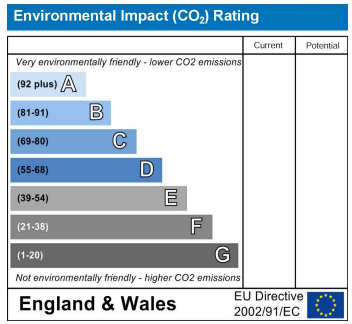




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