



11 Primrose Walk, Southminster , Essex CM0 7TY  
Price £350,000

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



**\*\*NO ONWARD CHAIN!\*\*** Situated in a prime position on the ever-popular Cornfields development, on the outskirts of Southminster, this detached family home offers generous living space and excellent potential for modernisation. The location benefits from convenient access to the village centre via a variety of shortcuts, placing a wide range of amenities within easy reach — including shops, a post office, doctor's surgery, primary school and railway station. Internally, the property offers deceptively spacious accommodation throughout. The ground floor begins with an inviting entrance hall leading to a cloakroom and a generously sized living room. This opens into a dedicated dining area, which in turn flows through to the kitchen positioned at the rear of the home. Upstairs, the first floor hosts a spacious landing with access to three well-proportioned double bedrooms. The principal bedroom is enhanced by its own en-suite shower room, while the remaining bedrooms are served by a notably large family bathroom. Externally, the property boasts a well-maintained rear garden with direct access into the rear of the garage, which has been thoughtfully partitioned to provide additional storage or potential for a home office or games room. To the front, a driveway offers off-road parking and leads to the front section of the garage. With its generous layout, desirable location, and scope for improvement, early viewing is highly recommended to fully appreciate everything this home has to offer. Energy Rating C.

**FIRST FLOOR:**

**LANDING:**  
Double glazed window to side, airing cupboard housing hot water cylinder, access to loft space, staircase down to ground floor, doors to:

**BEDROOM 1:** 12'1 > 10'7 x 9'7 (3.68m > 3.23m x 2.92m )  
Double glazed window to rear, radiator, wood effect floor, door to:

**EN-SUITE:**  
Obscure double glazed window to side, radiator, 3 piece white suite comprising fully tiled shower cubicle, close coupled wc and pedestal wash hand basin, part tiled walls, tiled floor, extractor fan.

**BEDROOM 2:** 11'9 x 9'6 > 8'9 (3.58m x 2.90m > 2.67m )  
Double glazed window to front, radiator, built in wardrobes.

**BEDROOM 3:** 9'3 > 8'5 x 7'1 (2.82m > 2.57m x 2.16m )  
Double glazed window to front, radiator.

**FAMILY BATHROOM:**  
Obscure double glazed window to rear, radiator, 3 piece white suite comprising panelled bath with mixer tap and shower attachment, close coupled wc and pedestal wash hand basin, part tiled walls, tiled floor, extractor fan.

**GROUND FLOOR:**

**ENTRANCE HALLWAY:**  
Obscure double glazed entrance door to front, double glazed window to side, radiator, staircase to first floor, wood effect floor, doors to:

**CLOAKROOM:**  
Obscure double glazed window to front, radiator, 2 piece white suite comprising close coupled wc and wall mounted wash hand basin with tiled splashback, tiled floor.

**LIVING ROOM:** 16' > 12'11 x 15'6 > 12' (4.88m > 3.94m x 4.72m > 3.66m )  
Double glazed windows to front and side, 2 radiators, wood effect floor, open to:

**DINING ROOM:** 10'9 x 8'8 (3.28m x 2.64m )  
Double glazed sliding door opening onto rear garden, radiator, wood effect floor.

**KITCHEN:** 10'9 x 7'1 (3.28m x 2.16m )  
Double glazed window to rear, radiator, range of matching wall and base mounted storage units and drawers, roll edged work surfaces with inset single bowl/single drainer sink unit, space for cooker, fridge freezer and dishwasher, washing machine to remain, wall mounted boiler, part tiled walls, wood effect floor.

**EXTERIOR:**

**REAR GARDEN:**

Commencing with a paved patio seating area leading to remainder which is mainly laid to lawn with planted beds to borders, side access gate, exterior lighting, power point and cold water tap, glazed door into:

**STORE ROOM:**  
Glazed door opening onto rear garden, power and light connected (this room has been created by a partition wall in the garage).

**FRONTAGE:**  
Driveway providing off road parking and access to:

**GARAGE:**  
Up and over door to front, power and light connected.

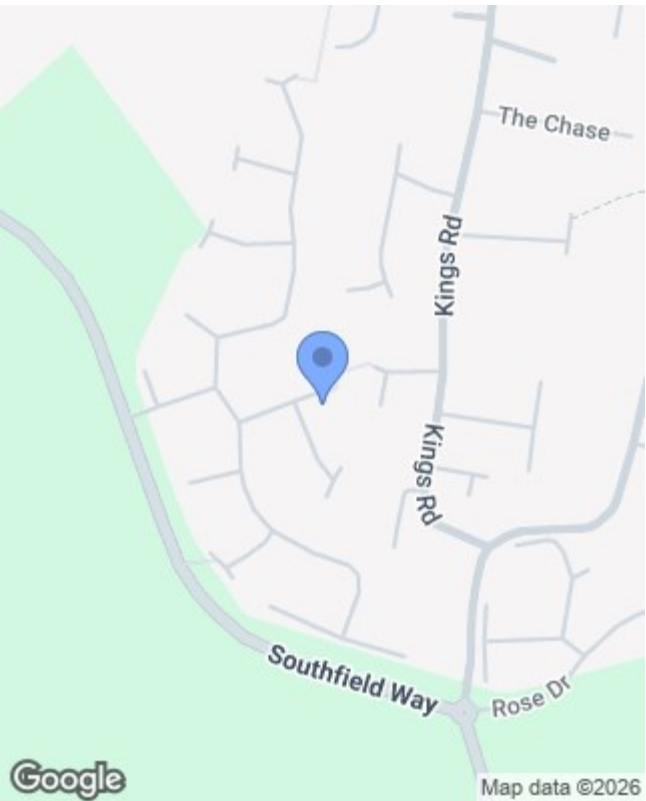
**TENURE & COUNCIL TAX BAND:**  
This property is being sold freehold and is Tax Band D.

**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.

**MONEY LAUNDERING REGULATIONS & REFERRALS:**  
**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale

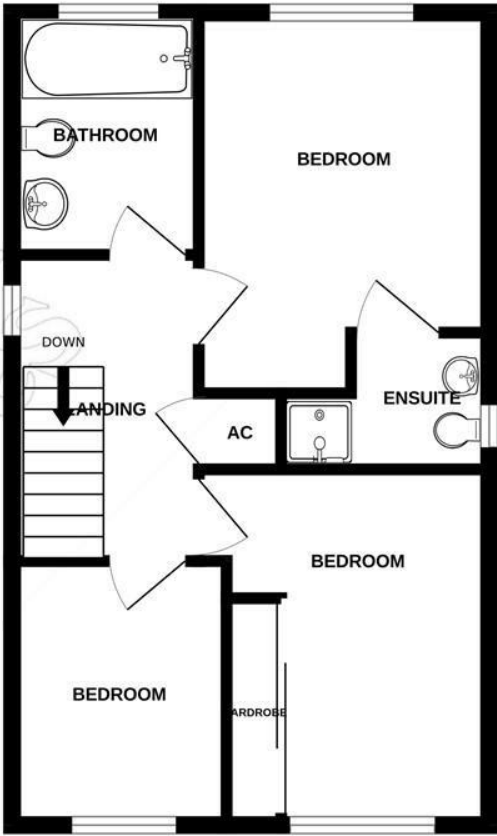
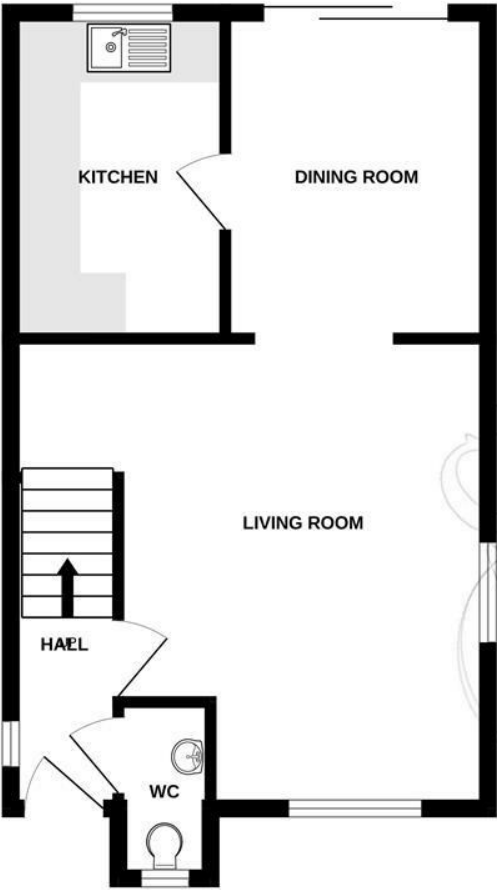
**REFERRALS:** As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that some of the parties that we recommend (certainly 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.

**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.



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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