**Vicarage Court, Southminster CM0 7GZ**

william
h brown

***welcome to***

## Vicarage Court, Southminster

**GUIDE PRICE £600,000 - £650,000** A beautifully presented family home, offering spacious accommodation across three floors. multiple reception rooms, a stunning kitchen/breakfast room, en-suite facilities and a loft cinema room. Located close to amenities and train station.

**Entrance Porch**
Covered porch area.

**Entrance Hall**
Part glazed composite door,

**Cloakroom**
Floating hand basin and low level WC.

**Study**
6' 11" x 7' 4" ( 2.11m x 2.24m )
A versatile study offering double glazed sash window, tiled flooring with heating under.

**Lounge**
19' 7" x 11' 8" ( 5.97m x 3.56m )
Double glazed sash window to front, under floor heating, fireplace with surround, double glazed patio door to garden.

**Dining Room**
13' x 11' 4" ( 3.96m x 3.45m )
Double glazed sash window to front, under floor heating, well proportioned dining space with ample space for a family dining table.

**Kitchen**
17' 7" x 15' 9" Max ( 5.36m x 4.80m Max )
A spacious fitted kitchen comprising of a range of wall and base units with extensive work surfaces, inset sink, integrated hob with extractor over . Benefiting from under floor heating, recessed lighting and double glazed sash window to the rear providing natural light , walkway leading to:-

**Utility Area**
Space for appliances and cupboards, patio doors leading to garden.

**First Floor**

**Landing**
Loft access via hatch, doors leading to:-

**Bedroom One**
14' 8" x 13' 4" ( 4.47m x 4.06m )
Double glazed sash window to front, radiator, carpeted throughout with pendent light, door leading to:-

**En-Suite**
Newly fitted en-suite bathroom, due for completion prior to sale, comprising of a panel enclosed bath, hand wash basin set within vanity unit, low level WC. Finished to a contemporary specification with stylish wall and floor tiling creating a modern and practical addition to the principle bedroom.

**Bedroom Two**
13' 11" x 12' 4" ( 4.24m x 3.76m )
A generous sized double bedroom with a double glazed sash window to rear, radiator and door leading to en-suite.

**Bedroom Three**
11' 9" x 9' 6" ( 3.58m x 2.90m )
Another generously sized double bedroom, double glazed sash window to rear, radiator and ample space for wardrobes.

**Bedroom Four**
10' 10" x 10' 1" ( 3.30m x 3.07m )
Double glazed sash window, radiator, space for wardrobes.

**Bathroom**
Obscured double glazed sash window, three piece suite comprising of a hand basin set in work tops with vanity unit, panel bath with shower over plus low level WC.

**Second Floor**

**Cinema Room**
A substantial loft room, currently utilised as a cinema room, accessed via the loft hatch/ladder, featuring a vaulted ceiling with recessed lighting and ample space for seating and entertaining.

**Outside**

**Front Garden**
Block paved driveway for multiple vehicles, mature hedges and pathway leading to the property.

**Rear Garden**
Large corner plot, vegetable patch, gravel path laid to lawn, children's play area and sunk trampoline, stone feature wall and mature shrubs, multiple areas to sit and relax or play.

**Outbuilding**
Double garage with up and over door, power to garage and access also via the garden. Separate outbuilding / office with double pergola area for a hot tub / seating or BBQ.

**Parking**
Parking includes two driveways, front and rear.

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# Vicarage Court, Southminster

- Secure Gated Cul-de-Sac
- Cinema Room
- Double Garage
- Two En-Suite Bathrooms
- Dining Room & Study

Tenure: Freehold EPC Rating: C
Council Tax Band: F

guide price

## £600,000 - £650,000

Please note the marker reflects the postcode not the actual property

**view this property online** williamhbrown.co.uk/Property/MLN104984

The Property Ombudsman

Property Ref:
MLN104984 - 0006

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