



Steeple Road, Southminster, Essex CM0 7BD  
Price £390,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



Set along a quiet CUL-DE-SAC within walking distance of Southminster High Street, schools and railway station which offers direct links into London Liverpool Street is this extended, deceptively spacious and impressively presented semi-detached family home offering picturesque views to the rear. The property has been both extended and improved vastly by the present owners and offers light and airy living accommodation throughout commencing on the ground floor with an inviting entrance porch and hallway which in turn lead to a cloakroom, living room, dining room, impressive refitted kitchen, utility room and wonderful conservatory at the rear. The first floor then offers a spacious landing leading to THREE DOUBLE BEDROOMS, one of which is complimented by an en-suite shower room and a four piece family bathroom. Externally, the property enjoys a well presented rear garden measuring just under 95' with an impressive detached outbuilding at the rear boundary ideal for use as a games room, office or gym, while an attractive frontage provides off road parking for two vehicles via a block paved driveway in addition to a further garden area. Interest in this property is expected to be high so an early inspection is strongly advised. Energy Rating D.

## FIRST FLOOR:

### LANDING:

Two built in storage cupboards, access to loft space, staircase down to ground floor, doors to:-

### BEDROOM ONE:

12'11 plus wardrobe depth > 9'8 x 10'4 (3.94m plus wardrobe depth > 2.95m x 3.15m)

Double glazed window to front, radiator, three built in double wardrobes, door to:-

### EN-SUTE:

Obscure double glazed window to front, heated towel rail, underfloor heating, three piece white suite comprising fully tiled shower cubicle with bi-folding glass door, pedestal wash hand basin and close coupled WC, tiled floor, wall mounted cabinet, extractor fan.

### BEDROOM TWO:

11'10 x 7'6 (3.61m x 2.29m)

Double glazed window to rear, radiator, built in sliding door wardrobes, wood effect flooring.

### BEDROOM THREE:

10'5 x 7'6 (3.18m x 2.29m)

Double glazed window to rear, radiator, wood effect flooring.

### FAMILY BATHROOM:

Obscure double glazed window to front, heated towel rail, underfloor

heating, four piece white suite comprising panelled bath with tiled splash back and antique style mixer tap and shower attachment, fully tiled shower cubicle, pedestal wash hand basin with tiled splash back and close coupled WC, tiled floor, extractor fan.

## GROUND FLOOR:

### ENTRANCE PORCH:

Obscure double glazed entrance door to front, radiator, underfloor heating, tiled floor, doors to:-

### CLOAKROOM:

Obscure double glazed window to front, chrome heated towel rail, under floor heating, two piece white suite comprising WC with concealed cistern and wash hand basin set on vanity unit with storage cupboard below and tiled splash back, tiled floor, extractor fan.

### HALL:

Staircase to first floor, radiator, underfloor heating, tiled floor, doors to:-

### LIVING ROOM:

18'1 x 12' (5.51m x 3.66m)

Double glazed French style doors opening to conservatory, two double glazed windows to rear, four vertical radiators to each corner of room, fireplace with inset log burner and display mantle over, wood effect flooring.

### CONSERVATORY:

16'4 x 8'3 (4.98m x 2.51m)

Double glazed French style doors opening on to rear garden, double glazed windows to sides and rear, tiled floor, vaulted glass ceiling with fan light.

### KITCHEN:

10'4 x 9'2 (3.15m x 2.79m)

Double glazed window to front, underfloor heating, kitchen comprising extensive range of matching wall and base mounted storage units and drawers, roll edge work surfaces with inset four ring electric induction hob with extractor over, built in eye level double oven, integrated fridge/freezer and dishwasher, part tiled walls, tiled floor.

### DINING ROOM:

15'2 x 7'4 (4.62m x 2.24m)

Double glazed window to front, radiator, wood effect flooring, built in under stairs storage cupboard.

## UTILITY ROOM

13'5 x 6'2 (4.09m x 1.88m)

Double glazed entrance door and window to rear, range of matching wall and base mounted storage units and drawers, roll edge work surfaces with inset single bowl ceramic Butler sink unit, space for two fridge freezers, integrated washing machine, wall mounted boiler, hot water cylinder, part tiled walls, tiled floor.

## EXTERIOR:

### REAR GARDEN:

just under 95' (just under 28.96m)

Commencing with a small block paved seating area leading to remainder which is mainly laid to lawn with established and attractively planted beds to borders, paved seating area with step down to rear section of garden which is again predominantly laid to lawn with further established beds to borders and leads to a timber storage shed and an impressive, fully detached outbuilding at the rear which has power connected and is ideal for use as a games room, office or gym, external cold water tap.

## FRONTAGE:

Block paved driveway providing off road parking for two vehicles accessed from the front via a five bar wooden gate, remainder is mainly laid to lawn with planted beds to borders.

## TENURE & COUNCIL TAX INFORMATION:

This property is being sold freehold and is Council Tax Band C.

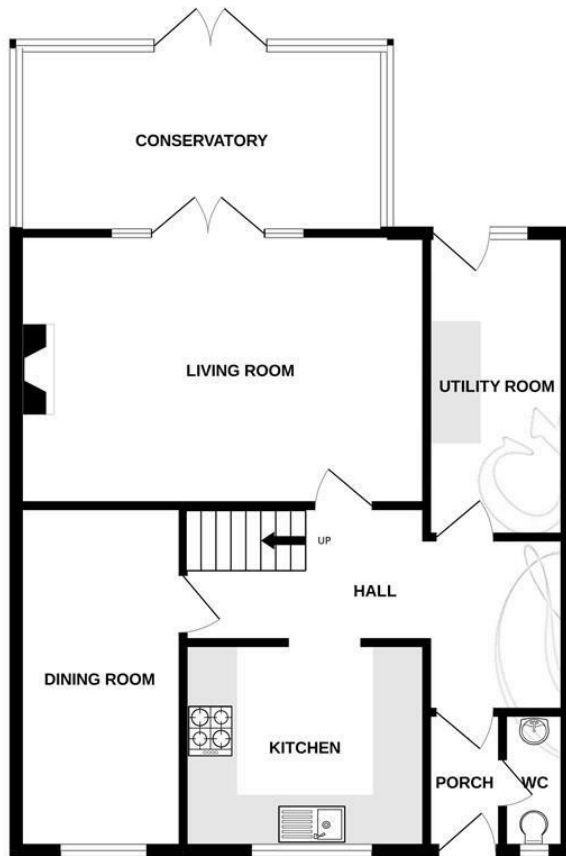
## SOUTHMINSTER:

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.

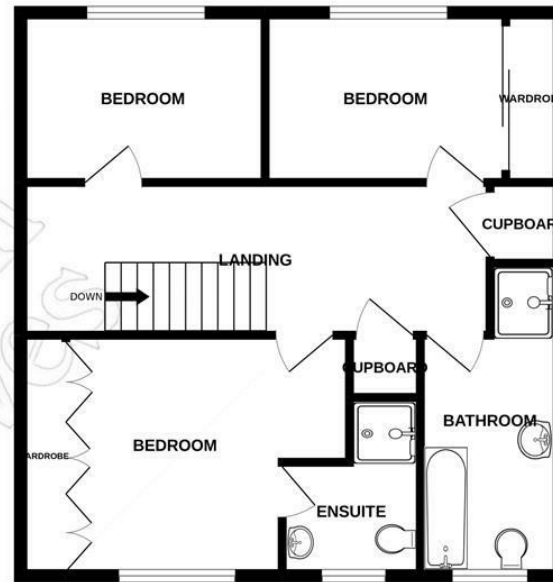
## AGENTS NOTES:

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.

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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