



The Street, Steeple, Essex CM0 7RL
Price guide £375,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

GUIDE PRICE £375,000 TO £395,000 Set on the fringes of the ever sought after rural village of Steeple, which is positioned conveniently for access to Southminster's mainline railway station or the picturesque banks of the River Blackwater at either Mayland, St Lawrence or Bradwell-on-Sea, is this deceptively spacious and vastly improved semi-detached family home offering stunning farmland views. The property has undergone substantial improvements over the years by the current owners and now offers living accommodation commencing with an inviting entrance hall on the ground floor leading to a stunning refitted kitchen/breakfast room, cloakroom, living room and impressive dining room/orangery with roof lantern window. The first floor then offers a spacious landing leading to a family bathroom and three well proportioned double bedrooms, one of which is complimented by an en-suite shower room. Externally, the property enjoys a well presented and generously sized rear garden while the frontage provides off road parking for 2/3 cars as well as a single carport. An early inspection is strongly advised! Energy Rating C.

FIRST FLOOR:

LANDING:

Double glazed window to side, radiator, staircase down to ground floor, doors to:

BEDROOM 1:

12'6 x 10'3 (3.81m x 3.12m)

Double glazed bay window to front, radiator, access to loft space, door to:

EN-SUITE:

Obscure double glazed window to side, radiator, 3 piece white suite comprising fully tiled curved corner shower with sliding glass doors, pedestal wash hand basin and close coupled WC, part tiled walls.

BEDROOM 2:

10'7 x 10'3 (3.23m x 3.12m)

Dual aspect room with double glazed windows to side and rear, radiator, wood effect floor.

BEDROOM 3:

10'3 x 8'6 (3.12m x 2.59m)

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

FAMILY BATHROOM:

Obscure double glazed window to side, 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.

GROUND FLOOR:

ENTRANCE HALL:

Composite entrance door to side, radiator, staircase to first floor, wood effect floor, doors to:

KITCHEN/BREAKFAST ROOM:

16'2 x 12'6 (4.93m x 3.81m)

Dual aspect room with double glazed windows to front and side, radiator, refitted kitchen with range of grey gloss fronted wall and base mounted storage units and drawers, granite worksurfaces with inset 1 ½ bowl sink unit with drainer grooves to side, built in double oven and 4-ring induction hob with glass extractor hood over, space and plumbing for dishwasher, washing machine and American style fridge/freezer, built in eye-level microwave, matching breakfast island, wood effect floor, inset downlights.

CLOAKROOM:

Radiator, 2 piece white suite comprising close coupled WC and pedestal wash hand basin, part tiled walls, wood effect floor, extractor fan.

LIVING ROOM:

19'9 x 9'10 (6.02m x 3.00m)

Double glazed window to side, radiator feature fireplace with inset log burner and display mantle over, wood effect floor, twin access to:

DINING/ORANGERY:

17'1 x 8'2 (5.21m x 2.49m)

Double glazed French style doors opening onto rear garden with full height double glazed windows either side and double glazed lantern roof windows, wood effect floor.

EXTERIOR:

GARDEN:

Commencing with a raised composite decked seating area leading to remainder which is mainly laid to lawn with planted beds and borders, timber storage shed, oil storage tank at rear.

FRONTAGE/PARKING:

Shingled driveway providing parking for 2/3 cars retained by picket fencing to boundary.

CARPORT:

Single carport with power and light connected located opposite property.

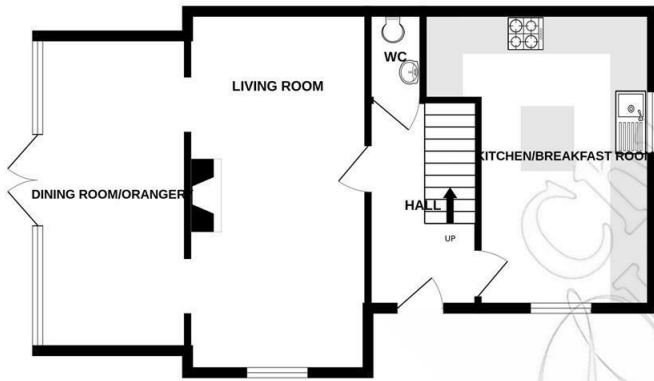
TENURE & COUNCIL TAX:

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.

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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