



Hare Grove, Southminster, Essex CM0 7XU  
Price £350,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



**\*\*NO ONWARD CHAIN\*\*** Having been built by Messrs. David Wilson Homes in 2021 and therefore benefitting from 7 years remaining on an NHBC structural warranty is this wonderfully maintained semi-detached family home. The property and sought after development on which it sits is positioned favourably on the fringes of Southminster and offers convenient access within walking distance to an array of local amenities including shops, post office, doctors surgery, public houses and railway station with links into London Liverpool Street. Deceptively spacious living accommodation commences on the ground floor with an entrance hall leading to a cloakroom, living room and impressive kitchen/diner at the rear with integrated appliances. The first floor then offers a landing leading to three well proportioned bedrooms in addition to an en-suite and main family bathroom. Externally the property enjoys a good sized, yet low maintenance rear garden while off road parking for three vehicles is on offer to the side of the house via a block paved driveway. Viewing is strongly advised. Energy Rating B.

#### FIRST FLOOR:

#### LANDING:

Access to loft space, built in storage cupboard, staircase down to ground floor, doors to:

#### BEDROOM 1:

10'8 x 8'5 (3.25m x 2.57m )

Two double glazed windows to rear, radiator, built in wardrobes, door to:

#### EN-SUITE:

Three piece white suite comprising fully tiled walk-in shower with sliding glass door, pedestal wash hand basin with tiled splashback and close coupled wc, wood effect floor, extractor fan.

#### BEDROOM 2:

12' x 8'1 (3.66m x 2.46m )

Double glazed window to front, radiator.

#### BEDROOM 3:

7'1 x 7' (2.16m x 2.13m )

Double glazed window to front, radiator.

#### FAMILY BATHROOM:

Heated towel rail, 3 piece white suite comprising panelled bath with tiled splashback, close coupled wc and pedestal wash hand basin with tiled splashback and wall mounted cabinet over, wood effect floor, extractor fan.

#### GROUND FLOOR:

#### ENTRANCE HALL:

Obscure double glazed entrance door to front, radiator, wood effect floor, doors to:

#### CLOAKROOM:

Radiator, 2 piece white suite comprising close coupled wc and pedestal wash hand basin with tiled splashback, wood effect floor, extractor fan.

#### LIVING ROOM:

15' x 12'3 (4.57m x 3.73m )

Double glazed window to front, 2 radiators, built in storage cupboard, wood effect floor, door to inner hallway with stairs up to first floor, door to:

#### KITCHEN/DINER:

15'6 x 10'10 (4.72m x 3.30m )

Double glazed French style doors opening onto rear garden, double glazed window to rear, radiator, extensive range of gloss fronted wall and base mounted storage units and drawers, roll edged work surfaces with inset single bowl/single drainer sink unit, built in 4-ring gas hob with extractor hood over and oven below, integrated fridge/freezer, washing machine and dishwasher, tiled floor.

#### EXTERIOR:

#### REAR GARDEN:

Commencing with a generously sized porcelain tiled seating area leading to remainder with artificially turfed area, side access gate leading to:

#### FRONTAGE:

Block paved driveway to side of house providing off road parking for 3 vehicles, side access gate leading to rear garden.

#### TENURE & COUNCIL TAX BAND:

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

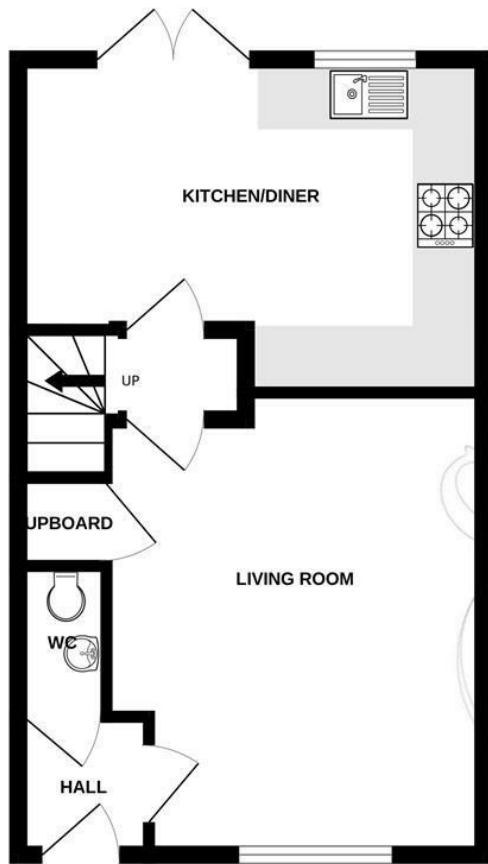
#### SOUTHMINSTER:

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.

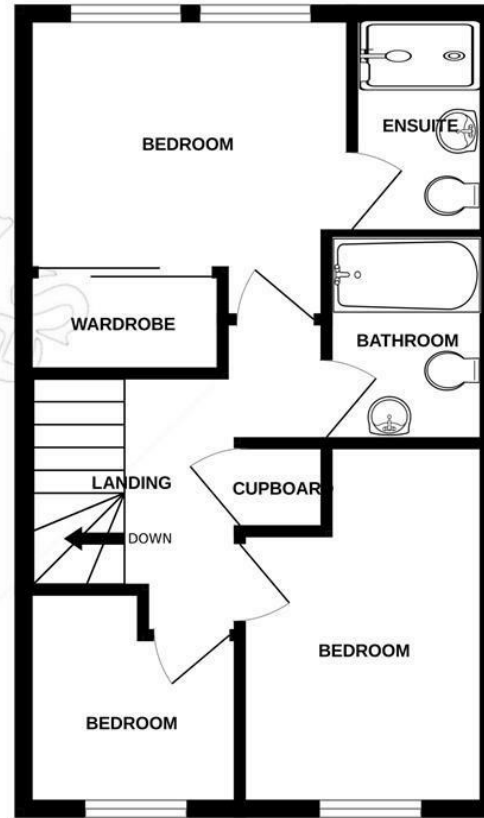
#### AGENTS NOTE:

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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