



3 Willow Walk, Southminster , Essex CM0 7FQ  
Price £485,000

Favourably positioned within a quiet cul-de-sac on this most sought after modern development built in the mid 2010's is this stylishly presented and wonderfully maintained detached family home on the fringes of the popular village of Southminster. This spacious property, built in 2016 by Messrs. David Wilson Homes, offers generously sized living accommodation commencing with an inviting entrance hall leading to a study, cloakroom, bay fronted living room and impressive fitted kitchen opening to a dining and family area across the rear and also with adjoining utility room. The first floor then offers a light and airy landing area with access to a family bathroom and four double bedrooms, one of which is complimented by an en-suite shower room. Externally, is a well presented rear garden while the frontage and side of the house provides extensive off road parking and access to a single garage. Interest in this property is expected to be high so an early inspection is strongly advised. Energy Rating B.

#### FIRST FLOOR:

##### LANDING:

Radiator, staircase to ground floor, double airing cupboard housing pressurised water cylinder, access to loft space.

##### BEDROOM 1: 12'8 x 11'9 (3.86m x 3.58m)

Double aspect room with double glazed windows to front and side, radiator, two fitted double wardrobes.

##### EN-SUITE:

Heated towel rail, three piece suite comprising fully tiled double walk-in shower, close coupled wc and pedestal wash hand basin, part tiled walls, tiled floor, extractor fan.

##### BEDROOM 2: 14'3 x 10'8 (4.34m x 3.25m)

Double glazed window to front, radiator, 2 fitted double wardrobes, built-in single cupboard.

##### BEDROOM 3: 11' x 10'5 (3.35m x 3.18m)

Double glazed window to rear, radiator.

##### BEDROOM 4: 10'4 x 9'9 (3.15m x 2.97m)

Double glazed window to rear, radiator.

##### FAMILY BATHROOM:

Obscure double glazed window to rear, heated towel rail, three piece suite comprising panelled bath with shower over and glass screen, close coupled wc and pedestal wash hand basin, two double fitted mirrored cabinets, Amtico flooring, part tiled walls, extractor fan.

##### GROUND FLOOR:

##### ENTRANCE HALLWAY:

Entrance door to front, porcelain tiled floor, staircase to first floor, cloaks cupboard.

##### CLOAKROOM:

Radiator, two piece suite comprising close coupled wc and corner pedestal wash hand basin with tiled splashback, continuation of porcelain tiled floor.

##### STUDY: 7'1 x 6'2 (2.16m x 1.88m)

Double glazed window to front, radiator, continuation of porcelain tiled floor.

##### KITCHEN/DINING/FAMILY ROOM: 27'10 x 12'6 max (8.48m x 3.81m max)

A generously sized room with double glazed windows and double doors with side light windows to rear, radiator, kitchen area comprising extensive range of white gloss fronted wall and base mounted storage units and drawers, Earthstone work surfaces with inset stainless steel sink with boiling water tap, 6-ring gas hob with extractor over and double oven below, integrated dishwasher and fridge/freezer, continuation of porcelain tiled flooring.

#### UTILITY ROOM:

Part glazed entrance door to side, radiator, continuation of white gloss fronted wall and base mounted storage units, Earthstone work surface, concealed gas boiler, space and plumbing for washing machine, continuation of porcelain tiled flooring.

#### LIVING ROOM: 16'7 x 12'2 (5.05m x 3.71m)

Double glazed bay window to front, two radiators.

#### EXTERIOR:

##### REAR GARDEN:

Landscaped garden commencing with a generous paved patio area leading to remainder which is mainly laid to lawn with raised beds to either side and central paved pergola area, fitted irrigation system, two water taps, side gate to:

##### FRONTAGE:

A low maintenance frontage partially paved leading to front door, remainder planted with shrubs and shingled to edges, driveway to side of property providing off road parking for several vehicles and access to:

##### GARAGE:

Garage with up and over door, power and light connected, overhead storage space.

#### TENURE & COUNCIL TAX BAND:

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

#### 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.

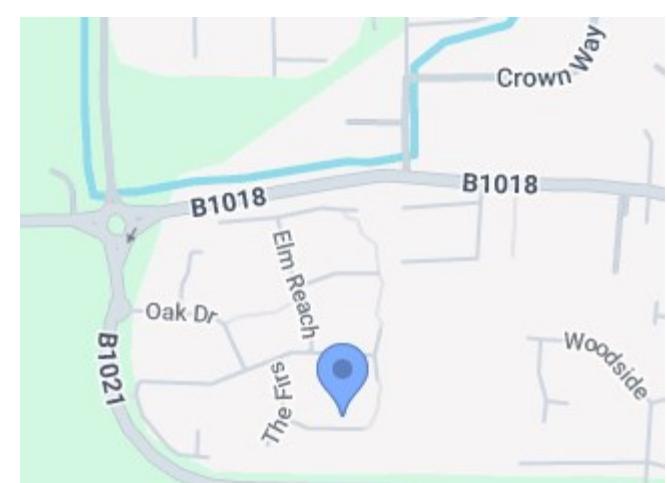
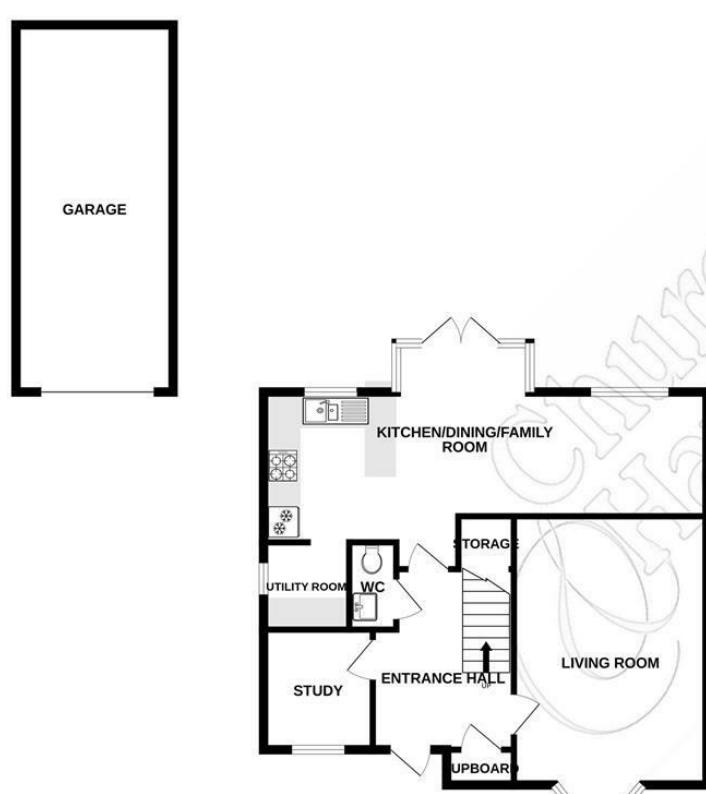
#### AGENTS NOTE:

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  
921 sq.ft. (85.5 sq.m.) approx.

1ST FLOOR  
661 sq.ft. (61.5 sq.m.) approx.



TOTAL FLOOR AREA: 1582 sq.ft. (147.0 sq.m.) approx.  
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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