



Oak Drive, Southminster, Essex CM0 7FH  
Price £425,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



**\*\*\*STUNNING SOUTH FACING GARDEN WITH NO ONWARD CHAIN\*\*\*** Set on the approach of this most sought after modern development overlooking greensward and attractive pond is this wonderfully presented and impressively maintained detached family home. The property and the development was built in 2016 by Messrs. David Wilson Homes and therefore enjoys the benefit of an NHBC structural warranty. The property offers deceptively spacious living accommodation throughout commencing on the ground floor with a light and airy entrance hall leading to a cloakroom, bay fronted living room and an impressive kitchen/diner at the rear with integrated appliances and adjoining utility room. The first floor then provides a landing leading to a family bathroom and four well proportioned bedrooms, one of which is complimented by an en-suite shower room. Externally, the property enjoys an attractive SOUTH FACING, landscaped and private rear garden while the frontage provides off road parking for three vehicles and access to a 1.5 length garage. Interest in this property is expected to be high so an early inspection is strongly advised. Energy Rating B.

## FIRST FLOOR:

### LANDING:

Staircase down to ground floor with double glazed window to side, access to loft space which has been boarded out, airing cupboard housing hot water cylinder, doors to:

### BEDROOM 1:

11'9 x 10'5 (3.58m x 3.18m)

Double glazed window to front with fitted shutters, radiator, built in wardrobes, door to:

### EN-SUITE:

Heated towel rail, 3 piece white suite comprising fully tiled walk-in shower with sliding glass door, close coupled WC and pedestal wash hand basin with wall mounted cabinet over, part tiled walls, tiled floor, extractor fan.

### BEDROOM 2:

10'11 x 9'11 > 8'7 (3.33m x 3.02m > 2.62m)

Double glazed window to front with fitted shutters, radiator, built in wardrobe.

### BEDROOM 3:

10'9 > 8'9 x 8'2 max (3.28m > 2.67m x 2.49m max)

Double glazed window to front with fitted shutters, radiator.

### BEDROOM 4:

10'8 > 8'7 x 7'5 (3.25m > 2.62m x 2.26m)

Double glazed window to rear, radiator.

### FAMILY BATHROOM:

Obscure double glazed window to side with fitted shutters, heated towel rail, 3 piece white suite comprising panelled bath with mixer tap, close coupled WC and pedestal wash hand basin, part tiled walls, tiled floor.

## GROUND FLOOR:

### ENTRANCE HALLWAY:

Composite entrance door to front, radiator, staircase to first floor with built in storage cupboard below, tiled floor, doors to:

### CLOAKROOM:

Obscure double glazed window to side, radiator, 2 piece white suite comprising close coupled WC and corner pedestal wash hand basin with tiled splashback, built in storage cupboard, continuation of tiled floor.

### LIVING ROOM:

16'5 + bay x 10'11 (5.00m + bay x 3.33m)

Double glazed bay window to front with fitted shutters, 2 radiators.

### KITCHEN/DINER:

19'7 x 12'2 (5.97m x 3.71m)

Double glazed French style doors opening onto rear garden, double glazed window to rear, radiator, extensive range of white gloss fronted wall and base mounted storage units and drawers, laminate work surfaces with inset single bowl/single drainer sink unit, built in 6-ring gas hob with extractor over, built in eye level double oven, integrated fridge/freezer and dishwasher, continuation of tiled floor, door to:

### UTILITY:

5'3 x 4'9 (1.60m x 1.45m)

Obscure double glazed entrance door to side, radiator, laminate work surface with shelving over and space and plumbing below for washing machine and tumble dryer, wall mounted boiler housed in matching cupboard unit, continuation of tiled floor, extractor fan.

## EXTERIOR - SOUTH FACING REAR GARDEN:

Commencing with a shingled seating area leading to remainder which is mainly laid to lawn with attractively planted beds to borders, external lighting and cold water tap, side access gate leading to:

### FRONTAGE:

Block paved driveway providing off road parking for 3 vehicles and access to:

### GARAGE:

Up and over door to front, power and light connected, overhead storage timbers.

## TENURE & COUNCIL TAX INFORMATION:

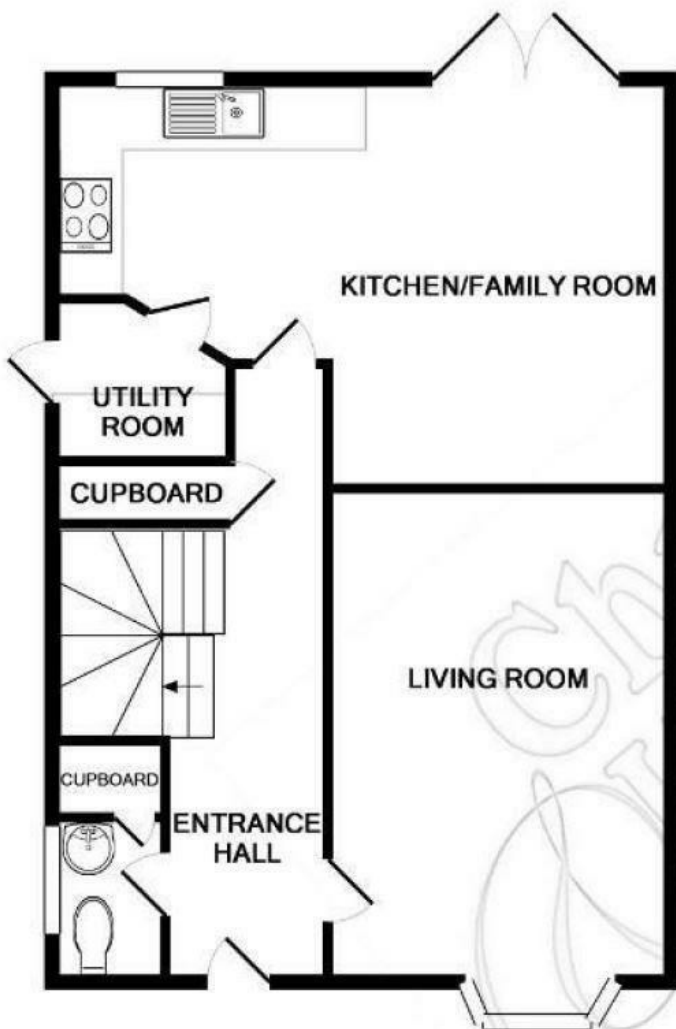
This property is being sold freehold and is Council Tax Band E.

## SOUTHMINSTER:

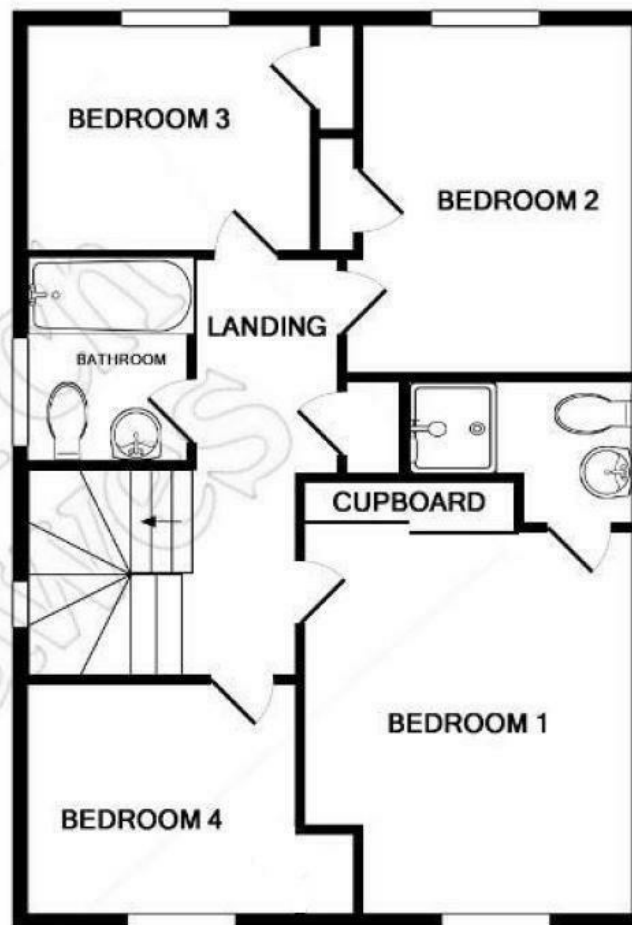
Southminster is a thriving village benefiting from its rail links into London Liverpool Street Station. The village offers a local primary school, day nursery and pre-school whilst schooling for older children is available in the nearby towns of Burnham-on-Crouch, Maldon and South Woodham Ferrers. There 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



1ST FLOOR

