



**Church
Hawes**
churchandhawes.com

Field Fare Road, Southminster , CM0 7YG
Price £340,000

Church & Hawes
Est. 1977
Estate Agents, Valuers, Letting & Management Agents

Built by David Wilson Homes in 2021, this beautifully presented semi-detached family home benefits from approximately five years remaining on the NHBC structural warranty. Situated on a highly sought-after development on the fringes of Southminster, the property enjoys a convenient position within walking distance of local shops, post office, doctor's surgery, public houses and Southminster railway station, offering direct links to London Liverpool Street.

The accommodation is deceptively spacious and begins with an entrance hall leading to a cloakroom, a well-proportioned living room, and an impressive open-plan kitchen/diner to the rear, complete with integrated appliances and ideal for modern family living.

To the first floor, a central landing provides access to three well-proportioned bedrooms, including a principal bedroom with en-suite shower room, together with a contemporary family bathroom.

Externally, the property boasts a generously sized, attractively landscaped rear garden, which has been thoughtfully improved and features an impressive outbuilding. To the side of the property, a block-paved driveway provides off-road parking for two to three vehicles.

Early viewing is strongly advised to fully appreciate the accommodation, location and presentation on offer. 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 and close coupled WC, wall mounted cabinet, wood effect floor, part tiled walls, 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 splash back, mixer tap & wall mounted shower attachment, close coupled WC and pedestal wash hand basin, part tiled walls, 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 splash back, wood effect floor, extractor fan.

LIVING ROOM: 15' x 12'3 (4.57m x 3.73m)

Double glazed window to front, 2 radiators, wall mounted air conditioning/heater unit, built in storage cupboard, door to inner hallway with stairs up to first floor and 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, laminated 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, wood effect floor.

EXTERIOR:

REAR GARDEN:

Commencing with a generously sized paved patio seating area leading to remainder which is mainly laid to lawn with a partially shingled path leading to decked seating area to one corner and impressive summerhouse, timber storage shed, external water tap, side access gate leading to:

FRONTAGE:

Block paved driveway to side of house providing off road parking for 2/3 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.



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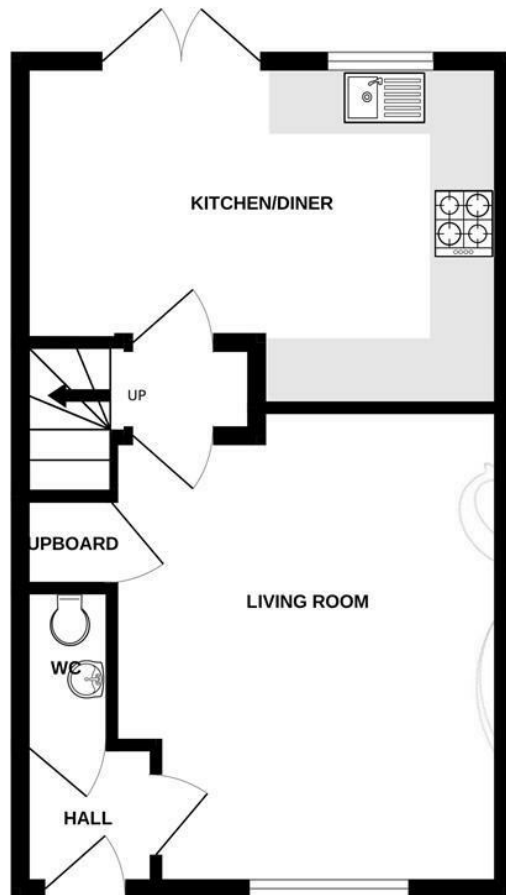
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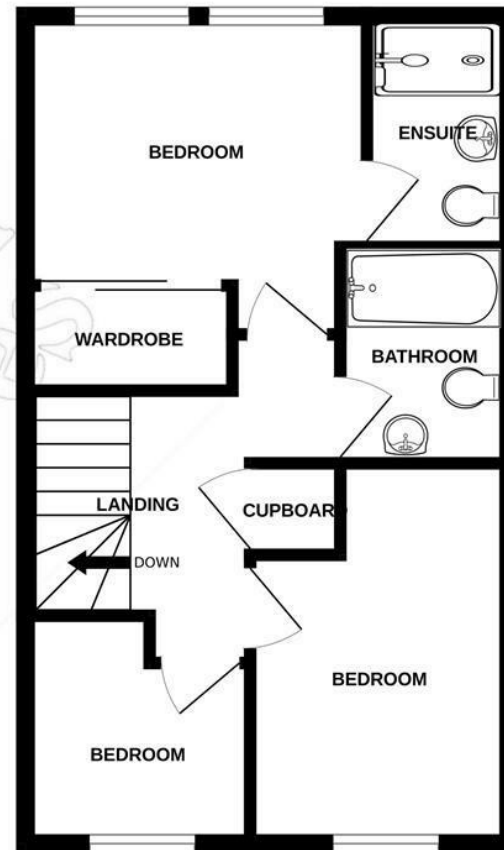
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GROUND FLOOR



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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