



Kings Croft, Southminster, Essex CM0 7ER
O.I.E.O £390,000

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

****NO ONWARD CHAIN**** Nestled in a quiet corner of one of Southminster's most favoured modern developments is this detached family home offering deceptively spacious living accommodation throughout and attractive external areas. The property does require some modernisation, however offers great potential to improve what can already be considered generously sized living space commencing on the ground floor with an inviting entrance hall leading to a cloakroom, living room, dining room and a good sized kitchen/breakfast room. The first floor then offers a spacious landing leading to a family bathroom and four well proportioned double bedrooms, one of which is complimented by an en-suite shower room. Externally, the property enjoys an attractive rear garden while the frontage provides off road parking for two vehicles and access to a detached double garage with electric roller doors. An early viewing is strongly advised to avoid disappointment. Energy Rating D.

FIRST FLOOR:

LANDING:

Access to loft space, airing cupboard housing hot water cylinder, staircase down to ground floor, doors to:

BEDROOM 1:

12'2 x 12'2 > 11'4 (3.71m x 3.71m > 3.45m)

Double glazed window to front, radiator, built in wardrobe, door to:

EN-SUITE:

Obscure double glazed window to front, radiator, 3 piece suite comprising fully tiled shower cubicle, close coupled wc and pedestal wash hand basin with tiled splashback, part tiled walls, extractor fan.

BEDROOM 2:

12'1 x 9'3 (3.68m x 2.82m)

Double glazed window to front, radiator, built in wardrobe.

BEDROOM 3:

11' x 8'10 (3.35m x 2.69m)

Double glazed window to rear, radiator.

BEDROOM 4:

11' > 7'9 x 9'6 > 11 (3.35m > 2.36m x 2.90m > '3.35m)

Double glazed window to rear, radiator.

FAMILY BATHROOM:

Obscure double glazed window to rear, radiator, 3 piece suite

comprising pedestal wash hand basin, close coupled wc and walk-in adapted bath with mixer tap and shower over, part tiled walls, extractor fan.

GROUND FLOOR:

ENTRANCE HALLWAY:

Wood panelled entrance door to front, double glazed window to side, radiator, staircase to first floor with recess below, doors to:

CLOAKROOM:

Obscure double glazed window to front, radiator, 2 piece suite comprising close coupled wc and wall mounted wash hand basin with tiled splashback, wall mounted cabinet.

DINING ROOM:

11' x 9'1 (3.35m x 2.77m)

Double glazed window to front, radiator.

KITCHEN/BREAKFAST ROOM:

23'5 x 9'2 > 8'5 (7.14m x 2.79m > 2.57m)

Dual aspect room with double glazed windows to front and rear, glazed entrance door to side, 2 radiators, range of matching wall and base mounted storage units and drawers, roll edged work surfaces with inset 1 1/2 bowl/single drainer sink unit, built in 4-ring gas hob with extractor over, built in eye level double oven, space and plumbing for fridge/freezer, washing machine and dishwasher, part tiled walls, wall mounted boiler.

LIVING ROOM:

16'3 x 11'11 (4.95m x 3.63m)

Double glazed window to rear, 2 radiators, fireplace with display mantle over, double glazed sliding door to:

CONSERVATORY:

9'5 x 8'8 (2.87m x 2.64m)

Double glazed sliding door opening onto rear garden, double glazed windows to both sides.

EXTERIOR:

REAR GARDEN:

The rear garden is predominantly laid to lawn with an array of established planted beds and borders and trees throughout, generous sized planted area to side of house leading to rear of garage where 2 storage sheds are housed, side access gate leading to:

FRONTAGE:

Low maintenance frontage which is partly paved and partly shingled, side access gate leading to rear garden, driveway providing off road parking for 2 vehicles leading to:

DETACHED DOUBLE GARAGE:

Twin electric roller doors to front, power and light connected.

TENURE & COUNCIL TAX BAND:

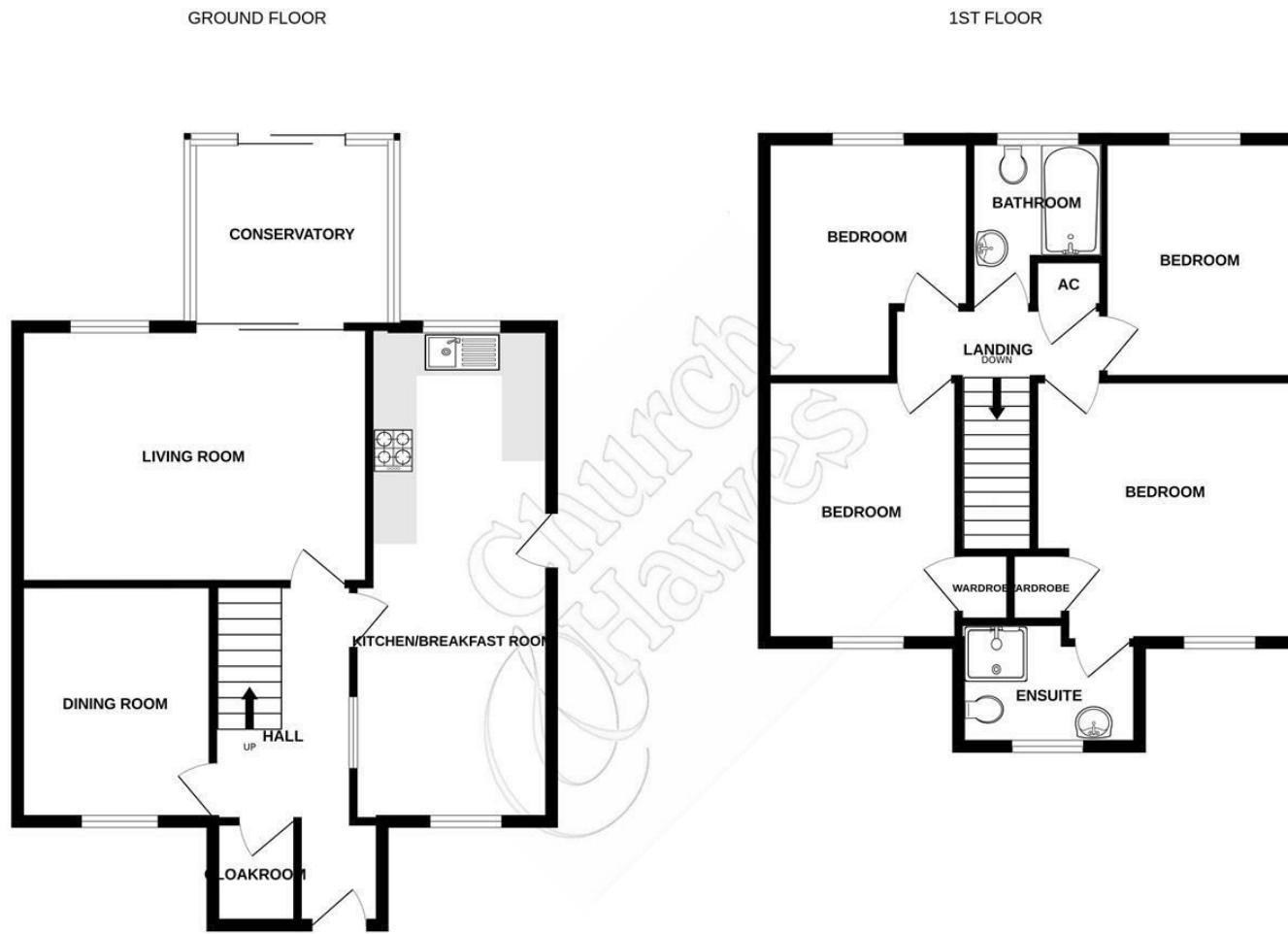
This property is being sold freehold and is Tax Band E.

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.

VILLAGE OF 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.



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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