



Lavender Drive, Southminster, Essex CM0 7RQ  
Price £475,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

OFFERING FAR REACHING VIEWS OF THE STUNNING ESSEX COUNTRYSIDE is this stylishly improved and wonderfully maintained detached family home set within a quiet cul-de-sac of just three properties on a most sought after development on the fringes of Southminster within walking distance of it's High Street with an array of local shops, post office and doctors surgery as well it's mainline railway station which offers direct links into London Liverpool Street. Deceptively spacious living accommodation commences with an inviting entrance hall leading to a cloakroom, living room, study and impressive refitted kitchen/diner. The first floor then offers a spacious 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 a well presented and good size rear garden while a generous frontage offers a further lawned garden area as well as extensive off road parking with a driveway providing access to a double garage. Interest in this property is expected to be high so an early inspection is strongly advised. Energy Rating D.

#### FIRST FLOOR - LANDING:

Double glazed window to side, radiator, airing cupboard housing hot water cylinder, access to loft space, staircase to ground floor, doors to:-

#### MASTER BEDROOM:

14'10" inc wardrobe depth x 10'0" (4.52 inc wardrobe depth x 3.05)  
Double glazed window to rear, radiator, three built in double wardrobes, door to:-

#### EN-SUITE:

8'4" x 5'3" (2.54 x 1.60)

Obscure double glazed window to rear, chrome heated towel rail, three piece white suite comprising fully tiled corner shower cubicle with sliding glass screen, pedestal wash hand basin and close coupled wc, part tiled walls, tiled floor, extractor fan, light/shaver point.

#### BEDROOM 2:

12'3" inc wardrobe depth x 10'0" (3.73 inc wardrobe depth x 3.05)

Double glazed window to front, radiator, three built in double wardrobes.

#### BEDROOM 3:

12'3" x 8'0" (3.73 x 2.44)

Double glazed window to front, radiator.

#### BEDROOM 4:

9'3" x 8'4" (2.82 x 2.54)

Double glazed window to rear, radiator.

#### FAMILY BATHROOM:

6'5" x 6'2" (1.96 x 1.88)

Obscure double glazed window to front, radiator, three piece white suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin and close coupled wc, part tiled walls, tiled floor, extractor fan, light/shaver point.

#### GROUND FLOOR - ENTRANCE HALL:

Obscure stained glass double glazed entrance door to front, radiator, built in storage cupboard, wood effect flooring, door to garage, staircase to first floor, doors to:-

#### CLOAKROOM:

6'5" x 2'11" (1.96 x 0.89)

Radiator, two piece white suite comprising close coupled wc and pedestal wash hand basin with tiled splash back, wood effect flooring.

#### LIVING ROOM:

16'6" x 11'3" (5.03 x 3.43)

Double glazed window to rear, double glazed sliding patio door opening on to decked seating area of rear garden, radiator, gas fire with display mantle over, wood effect flooring.

#### STUDY:

7'7" x 6'10" (2.31 x 2.08)

Double glazed window to rear, radiator, wood effect flooring.

#### KITCHEN/DINER:

27'5" x 9'0" (8.36 x 2.74)

Triple aspect room with double glazed windows to front, side and rear, stained glass double glazed entrance door to side, two radiators, extensive range of matching wall and base mounted storage units, roll edge work surfaces with inset 1 ½ bowl single drainer sink unit, built in four ring gas hob with extractor over, tiled splash back and double oven below, integrated fridge/freezer, washing machine and dishwasher, wood effect flooring, matching cupboard housing wall mounted boiler.

#### EXTERIOR - REAR GARDEN:

Commencing with a raised decked seating area off the rear of the living room leading to the remainder which is mainly laid to lawn

throughout with shrub beds to borders, timber storage shed with power and light connected, external cold water tap, side access path and gate leading to:-

#### FRONT:

The frontage offers a mainly laid to lawn garden area with shrub beds to its borders, the remainder consists of a block paved driveway providing extensive off road parking and access to:-

#### DOUBLE GARAGE:

17'10" x 17'0" (5.44 x 5.18)

Twin up and over doors to front, power and light connected, wash hand basin plumbed in with hot and cold water, workbench to remain, personal door to and from entrance hall.

#### AGENTS NOTE:

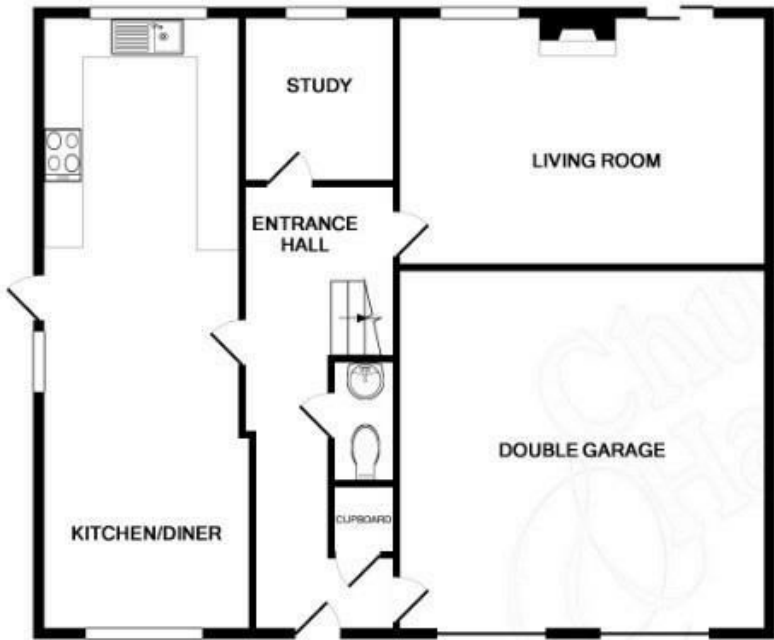
There is a fully functioning CCTV security system installed at the property together with security alarm.

#### AGENTS NOTE:

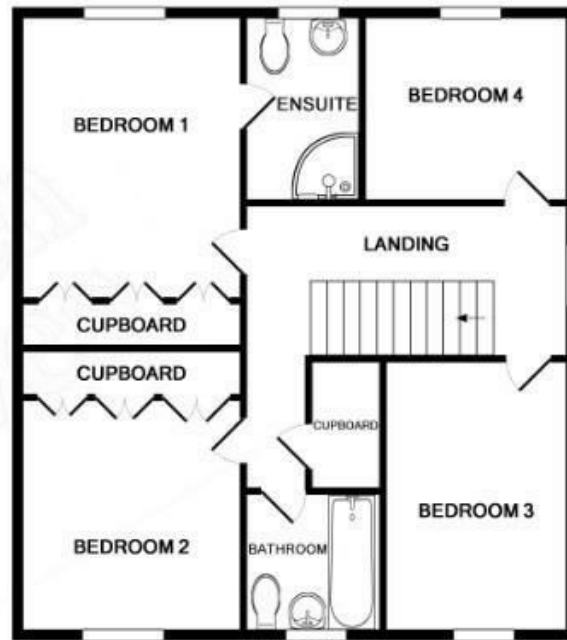
We understand from our clients that the block paved access into the cul-de-sac and subsequent vehicular access up to the neighbouring property is owned by the vendors of this property.

#### 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 floor plan 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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