



Field Fare Road, Southminster , Essex CM0 7YG
Guide price £400,000

Church & Hawes
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

****GUIDE PRICE £400,000 TO £415,000**** Nestled within the highly sought-after Blackwater Reach development built by David Wilson Homes, this detached family home occupies one of the more generously sized plots on the development, with well maintained gardens to the front, side, and rear. The property is ideally positioned, offering quiet, scenic walking paths nearby. Presented in excellent condition, the home is offered with an NHBC structural warranty and provides extensive living space. The ground floor features an inviting entrance hall, leading to a dual-aspect living room, a cloakroom, and a stunning dual-aspect kitchen/diner/family room with an adjoining utility room, offering the perfect space for family living and entertaining. Upstairs, a spacious landing leads to a family bathroom and three well-proportioned double bedrooms. The master bedroom benefits from its own en-suite shower room, ensuring privacy and convenience. Externally, the property boasts a generously sized garden, complemented by additional gardens wrapping around both the front and side of the property. The attractive block-paved driveway provides off-road parking for several vehicles and leads to a garage for added storage. This exceptional family home occupies a fantastic corner plot, offering a substantial and well-maintained living environment in one of the most desirable locations in the area. Early viewing is strongly recommended to fully appreciate the size, layout, and the stunning gardens this property offers. Energy Rating B.



FIRST FLOOR:

LANDING:

Double glazed window to rear, radiator, access to loft space, built in storage cupboard, staircase down to ground floor, doors to:

BEDROOM 1: 14'2 x 13'4 (4.32m x 4.06m)

Double glazed window to front, radiator, door to:

EN-SUITE:

Obscure double glazed window to front, heated towel rail, 3 piece white suite comprising fully tiled shower cubicle, close coupled wc and pedestal wash hand basin, tiled walls and floor, extractor fan.

BEDROOM 2: 11'3 x 9'9 (3.43m x 2.97m)

Double glazed window to front, radiator, built in storage cupboard/wardrobe.

BEDROOM 3: 8'11 x 7'5 (2.72m x 2.26m)

Double glazed window to rear, radiator.

FAMILY BATHROOM:

Obscure double glazed window to rear, heated towel rail, 3 piece white suite comprising panelled bath with mixer tap, pedestal wash hand basin and close coupled wc, part tiled walls, extractor fan.

GROUND FLOOR:

ENTRANCE HALLWAY:

Composite entrance door to front, staircase to first floor, wood effect floor, doors to:

LIVING ROOM: 17'11 x 10'8 (5.46m x 3.25m)

Dual aspect room with double glazed windows to front and side, radiator, media wall with storage recess and storage cupboards below.

CLOAKROOM:

Radiator, 2 piece white suite comprising close coupled wc and pedestal wash hand basin with tiled splashback, wood effect floor, extractor fan.

KITCHEN/DINER: 17'11 x 9'7 (5.46m x 2.92m)

Dual aspect room with double glazed windows to front and side and double glazed French style doors opening onto garden, radiator, extensive range of gloss fronted wall and base mounted storage units and drawers, roll edged work surfaces with inset 1 ½ bowl/single drainer sink unit, built in 4-ring gas hob with extractor hood over and oven below, integrated fridge/freezer and dishwasher, part tiled walls, wood effect floor, door to:

UTILITY: 5'8 x 5'6 (1.73m x 1.68m)

Obscure double glazed entrance door to rear, radiator, matching gloss fronted wall and base mounted storage units, roll edged work surfaces with space and plumbing below for washing machine and tumble dryer, matching cupboard housing boiler, continuation of wood effect floor.

EXTERIOR:

GARDEN:

Commencing with a paved patio seating area leading to remainder which is mainly laid to lawn, side access gate leading to:

PARKING:

Large block paved driveway providing extensive off road parking and access to:

GARAGE:

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

FRONTAGE:

Paved steps up to front entrance door retained by iron railings, remainder is mainly laid to lawn with planted beds and borders sweeping from front round to side of the property.

TENURE & COUNCIL TAX BAND:

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

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.

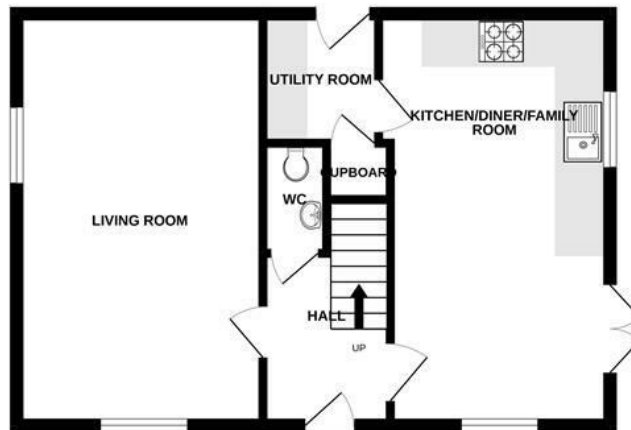
SOUTHMINSTER:

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.

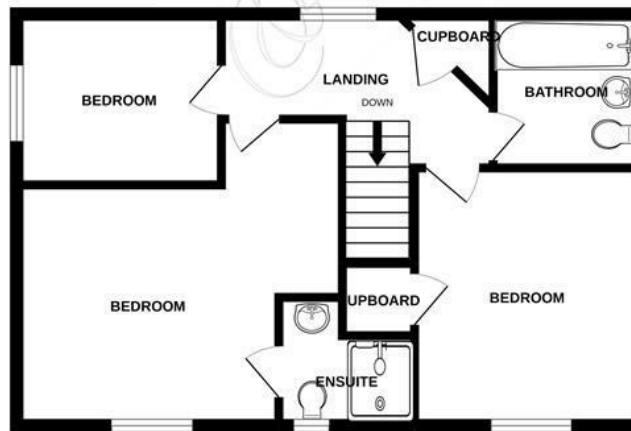




GROUND FLOOR



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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