



Rowan End, Southminster , Essex CM0 7FT
Price £340,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Positioned favourably within a quiet no through turning of similarly styled properties on this most sought after of modern developments, built by David Wilson Homes, is this spacious, light and airy end of terrace family home. Substantial and well presented living accommodation commences with an inviting entrance hall leading to a cloakroom, kitchen/breakfast room with integrated appliances and lounge/diner at the rear. The first floor then offers three well proportioned double bedrooms, one of which is complimented by an en-suite shower room and the other two being served by an impressive family bathroom. Externally, the property enjoys a larger than average, southerly facing rear garden while to the front there is off road parking for two cars and the possibility of a third space instead of the shrub area. Southminster is a large village with many amenities including numerous shops and restaurants. From the railway station, about a mile away, there is a direct link for commuters into London's Liverpool Street station, journey time approx. 70 minutes. Energy Rating B.



FIRST FLOOR:

LANDING:

Access to loft space, staircase down to ground floor, doors to:-

BEDROOM ONE: 10'8 x 9'4 (3.25m x 2.84m)

Double glazed window to rear, radiator, fitted wardrobe with sliding mirror doors, door to:-

EN-SUITE:

Obscure double glazed window to side, heated towel rail, three piece white suite comprising large fully tiled shower cubicle with matt black shower unit and glass door & screen, pedestal wash hand basin with tiled splash back and close coupled WC, extractor fan, wood effect flooring.

BEDROOM TWO: 12'7 x 8' (3.84m x 2.44m)

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

BEDROOM THREE: 7'5 x 7'3 (2.26m x 2.21m)

Double glazed window to front, radiator.

FAMILY BATHROOM:

Obscure double glazed window to side, heated towel rail, three piece white suite comprising panelled bath, pedestal wash hand basin with tiled splash back and close coupled WC, tiled splash backs, extractor fan, wood effect flooring.

GROUND FLOOR:

ENTRANCE HALL:

Composite high security entrance door, radiator, doors to:

CLOAKROOM:

Radiator. Two piece white suite comprising corner pedestal wash hand basin with tiled splash back and close coupled WC, wood effect flooring, extractor fan.

KITCHEN/BREAKFAST ROOM: 13' x 8'2 (3.96m x 2.49m)

Double glazed bay window to front, radiator, extensive range of modern gloss fronted wall and base mounted storage units and drawers, roll edge work surfaces with

inset sink & drainer unit, built in four ring gas hob with extractor hood over and oven below, integrated fridge/freezer, space and plumbing for washing machine and dishwasher, cupboard housing Ideal Logic gas fired combination boiler, wood effect flooring.

LOUNGE/DINER: 15'6 x 14'6>11'10 (4.72m x 4.42m>3.61m)

A lovely dual aspect room with double glazed window to side and double glazed French style doors side windows opening on to the rear garden, two radiators, large under stairs storage cupboard.

EXTERIOR:

REAR GARDEN:

Commencing with a large paved patio seating area leading to remainder which is laid to lawn, timber storage shed at rear, side access gate leading to:-

FRONTAGE:

Block paved driveway providing off road parking for two vehicles with provision for EV car charging point, access along side of house with gate to rear garden:-

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.

TENURE & COUNCIL TAX:

The property is being sold freehold and is council tax band C.

AGENTS NOTES:

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.

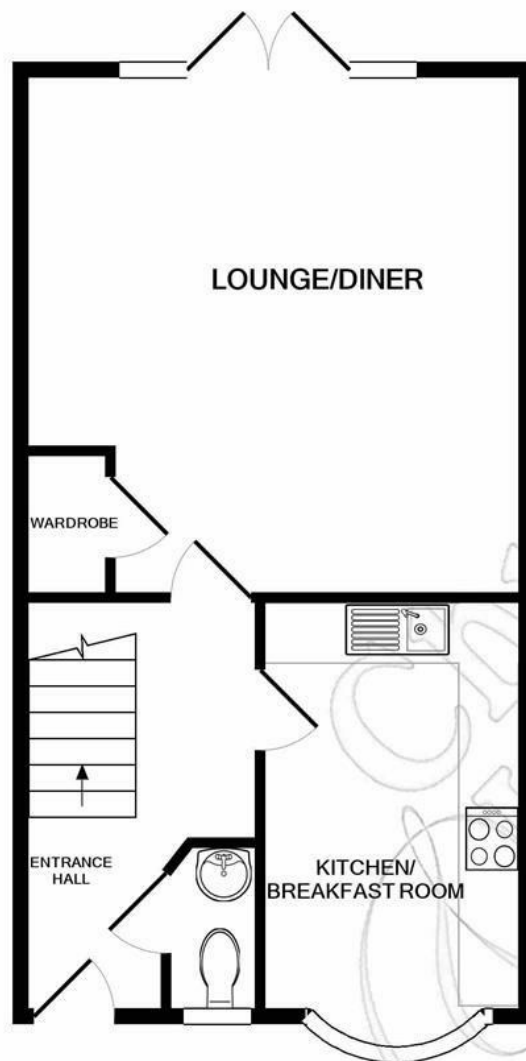
MONEY LAUNDERING & REFERRALS:

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale

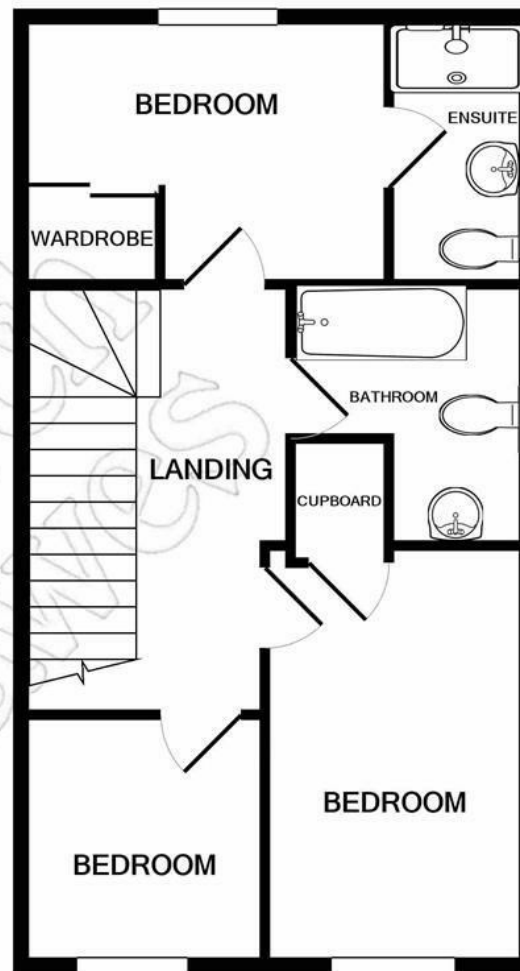
REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.







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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