



Lavender Drive, Southminster CM0 7RX
£415,000

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk

The accommodation comprises

Situated on the Abbey Homes Development on the fringes of Southminster. The high street shops, restaurants, doctors surgery and railway station linked to London Liverpool Street are still easily accessible.

This very nicely presented four bedroom detached family house offers on the ground floor, a cloakroom/w/c, a replaced kitchen, lounge, dining room and study.

The first floor has four good size bedrooms with the main bedroom having its own en-suite and a family bathroom.

Externally if you enjoy your outside space and the summer sun, then this well presented South facing garden, should hit the spot.

Offering a high quality extended patio/entertaining area and a n outside office with power, light and electric heating.

To the front the property has its own driveway for multiple vehicles, to a attached garage with power and light.

Entrance hallway.

Double glazed door to the hallway which has quality LVT Herringbone flooring which also runs into the cloakroom/w/c. Stairs to the first floor landing, understairs storage cupboard and radiator.

Cloakroom/w/c

Hand wash basin with vanity cupboards below, close coupled w/c, double glazed window to the side and radiator.

Kitchen

16'7 x 8'7

The kitchen is an excellent size and was replaced in October 2023 with a range of quality fitted grey eye level units, under lighting and matching base units, drawers and wood effect work surfaces. Inset five ring gas hob with above stainless steel extractor, built in micro wave oven and warming drawer, matching built in fan oven, integrated fridge/freezer, dish washer and a one and a half stainless steel sink with water softener Internal door to the garage, double glazed door to the side, double glazed window to the rear and radiator.

Lounge

14'8 x 11'6

A nice bright and airy room backing the south facing garden, double glazed patio doors to the rear. White fireplace surround with a gas point that has currently been capped but could be reinstated with professional advice, two radiators and a television point.

Dining room

11'6 x 8'6

Plenty of room here for a good size family table and chairs and to entertain. Double glazed dual sash style windows to the front, radiator and three fitted eye level cupboards.

Study

8'7 x 6'7

Double glazed bow window with display ledge to the front and radiator.

Landing

Cathedral style double glazed window to the side, linen cupboard part shelved with pressurised water tank, loft access and radiator.

Bedroom one

12'2 x 9'9

Dual double glazed windows to the rear, radiator and space for free standing or fitted bedroom furniture, door to the en-suite.

En-suite walk in shower cubicle, close coupled w/c, hand wash basin, part tiled walls, expel air, chrome heated towel rail and a double glazed window to the side.

Bedroom two

13'2 x 8'5

This double bedroom has dual double glazed sash style windows to the front, radiator and space for free standing or fitted bedroom furniture.

Bedroom three

10'1 x 7'6

Another double room with a double glazed window sash style window to the front, radiator and space for bedroom furniture.

Bedroom four

8'5 x 8'4

Double glazed window to the rear and radiator.

Bathroom

Wood effect laminate flooring, panelled bath with taps/shower attachment, close coupled w/c, hand wash basin with vanity cupboards below. Part tiled walls, chrome heated towel rail, expel air and double glazed window to the side.

Rear garden

south facing

The garden is a good size with a quality and substantial laid patio/entertaining area, this is to the rear of the property and extends to one side. The remaining garden is laid to lawn with close board fenced boundaries, water tap and a side access and gate to the front. Rear courtesy door to the garage and a 11'4 x 7'4 outside office with power, light and electric heater.

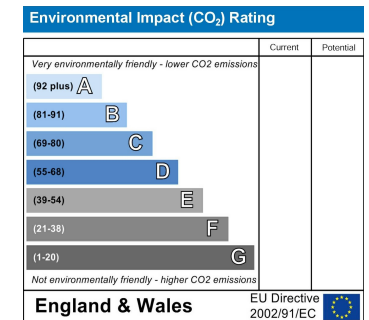
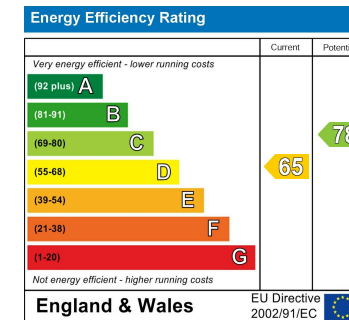
Own drive to garage

The property has its own driveway and parking for multiple vehicles, to a garage with an up and over door, power and light.



Consumer Protection from Unfair Trading Regulations 2008.

S J Warren has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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