

25 Primrose Walk, Southminster, Essex, CM0 7TY



**Freehold**  
Offers In Excess Of  
**£475,000**  
Subject to contract  
**Viewing Recommended**

4 bedrooms,  
2 reception rooms  
and 2 bathrooms





## Some details

### General information

An improved and well-presented four-bedroom double fronted detached house which is located in a sought after position within the village of Southminster.

Offering good proportions throughout, to the ground floor the property consists of a lounge, kitchen/diner, study and cloakroom. The first floor provides four bedrooms (with en-suite to the master bedroom) and family bathroom all of which are situated off the spacious landing. Outside there is a detached double garage with driveway offering ample parking for multiple vehicles.

To the ground floor the entrance hall provides access to the cloakroom, study, kitchen/dining area and lounge as well as stairs leading to first floor landing.

The recently refitted cloakroom has a window to the front elevation, low-level WC and vanity wash hand basin, heated towel rail and tiled walls.

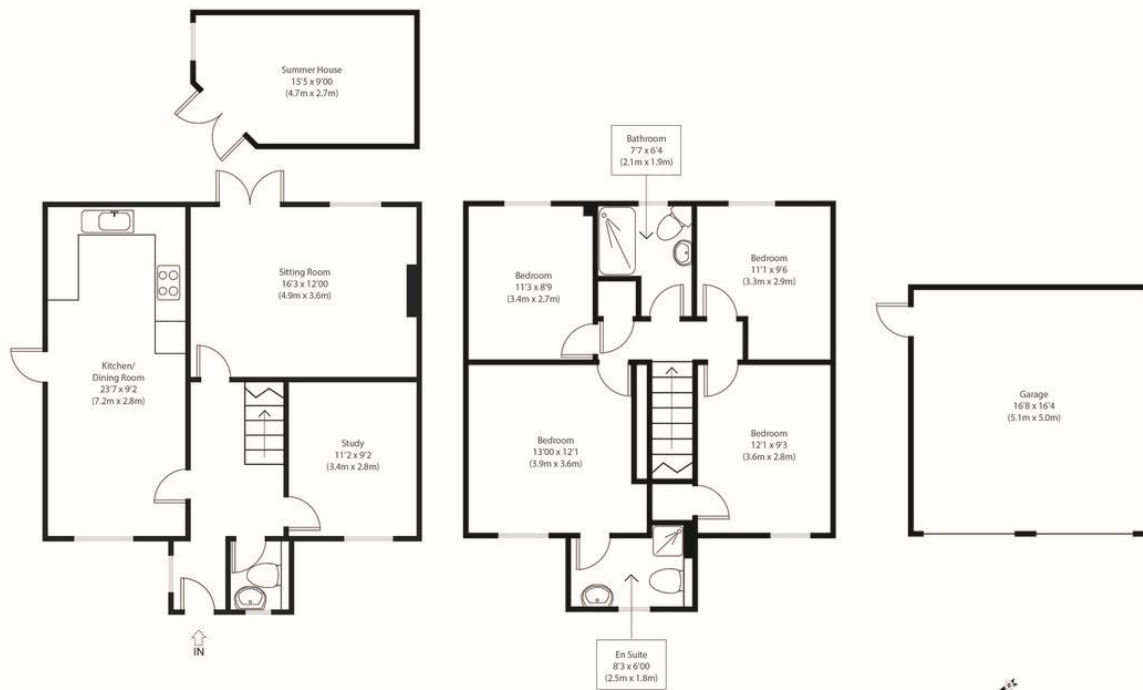
The snug/home office is located to the right at the front of the property with the kitchen / dining area taking position on the left-hand side with front to back dual aspect. The kitchen is well-equipped offering a range of base and eye level units, work-surfaces, built-in oven with gas hob and overhead extractor, space for fridge freezer, dishwasher, and plumbing for washing machine. High gloss tiled floor, down lights and wood effect floor in the dining area.

The lounge is located to the rear of the property and is a spacious room with feature fireplace, incorporating gas fire and decorative wood surround. From here double opening doors lead to the low maintenance rear garden.

The first floor provides four good sized bedrooms all positioned off the spacious landing. The master bedroom is positioned at the front of the house and features a refitted en-suite shower room including a separate shower cubicle, vanity wash hand basin, low level W.C, tiled walls and window to the front.



Positioned on a sought-after modern development is this tastefully improved and maintained detached family home offering generous proportions



Ground Floor

First Floor

Approximate Gross Internal Area  
 Main House 1320 sq ft (123 sq m)  
 Outbuildings 420 sq ft (39 sq m)  
 Total 1740 sq ft (162 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. We do not warrant the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. ©2024 www.magnolia.co.uk





There is also a generous sized re-fitted family bathroom with a walk-in shower with glass shower screen, low level WC, vanity wash hand basin, tiled walls and window to rear.

#### Entrance hall

#### Lounge

16' 3" x 12' 0" (4.95m x 3.66m)

#### Kitchen/diner

23' 7" x 9' 2" (7.19m x 2.79m)

#### Snug/home office

11' 2" x 9' 2" (3.4m x 2.79m)

#### Landing

#### Master bedroom

13' 0" x 12' 1" (3.96m x 3.68m)

#### Ensuite

#### Bedroom two

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

#### Bedroom three

11' 3" x 8' 9" (3.43m x 2.67m)

#### Bedroom four

11' 1" x 9' 6" (3.38m x 2.9m)

#### Bathroom



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Particulars for 25 Primrose Walk, Southminster, Essex, CM0 7TY

## Outside

There is a spacious rear garden commencing with a patio area which surrounds the centre lawn and a variety of flowers and shrubs.

There is a further decked area ideal for relaxing and side access that leads to the front of the property. The garden has fencing to boundaries, a good sized summer house and provides side access to the detached double garage.

The front of the property benefits from a private double driveway providing off-road parking for several vehicles and detached double garage with up and over doors.

## Location

The property is located in an attractive semi-rural position in the historic village of Southminster. Southminster is located in the heart of the Dengie Peninsular, a largely agricultural area positioned between the River Crouch and the Blackwater Estuary. With its vast accessible coastline the area is very popular for sailing and other water sports, particularly from the nearby maritime towns of Burnham-on-Crouch and Maldon. It is also a very popular area for country walks. Southminster village has a medical centre, a church, primary school with a swimming pool available for public use and leisure facilities including a tennis and bowls club.

There are also two grocery stores, a butchers shop, a newsagent, post office, two/three restaurants, four public houses and a micro-brewery. For the commuter there is a regular train service to London's Liverpool Street and regular bus services to Maldon and Chelmsford city centre.

Within the surrounding Dengie area there are a number of villages often with historic interest and very pretty parish churches. There are primary schools in the nearby villages of Mayland and Tillingham with secondary schooling available in Burnham, South Woodham Ferrers and Maldon.

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## Important information

Council Tax Band - E

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - D

Our ref - 57495

## Further information

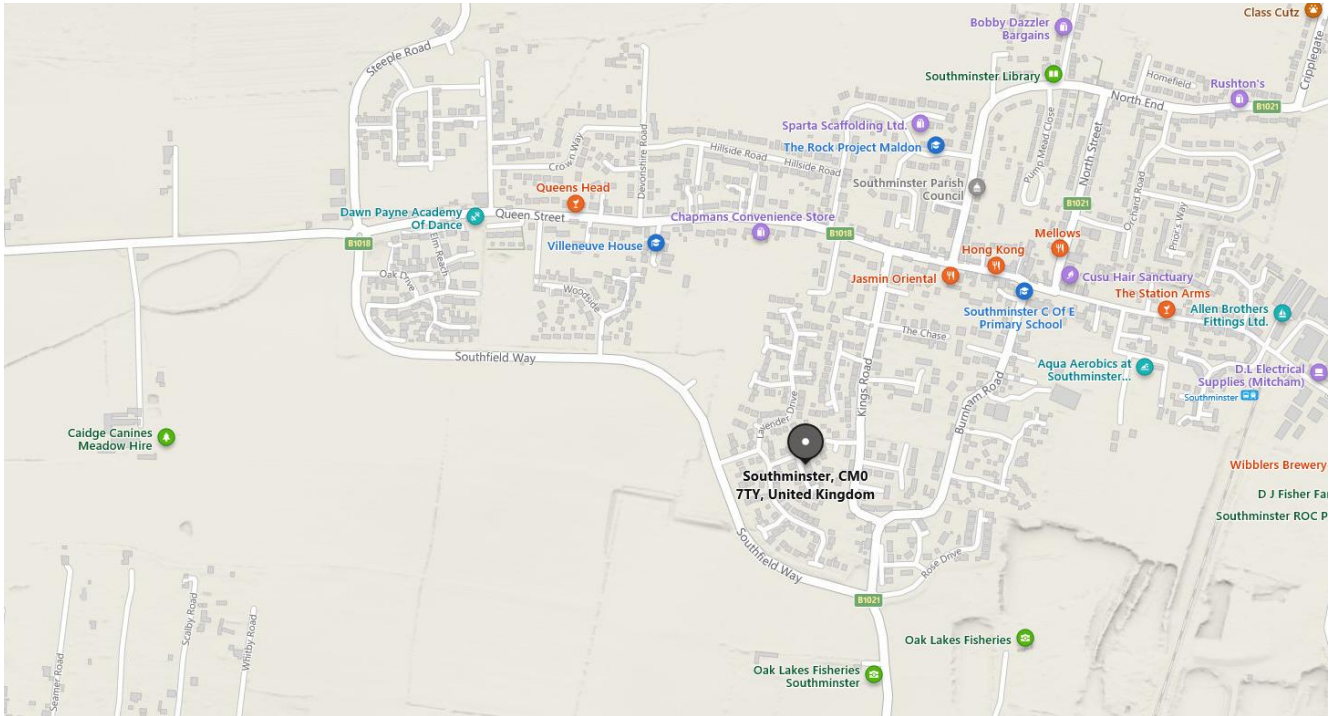
If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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## Viewing

To make an appointment to view this property please call us on 01245 292 100.





## Directions

Using SATNAV CM0 7TY

To find out more or book a viewing

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