

The Spinnaker, St Lawrence, Southminster, Essex £300,000



- Detached House
- Four Bedrooms
- Ensuite & Family Bathroom
- Lounge
- Open Plan Kitchen & Dining Area
- Ground Floor Cloakroom
- Double Length Car Port
- Garage
- Still Under NHBC Warranty
- Energy Performance Certificate - C

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An immaculate, stylish detached residence situated in a frequently requested riverside location. Built in 2010 by messers "Bellway Homes" and designed with modern, contemporary living in mind, in brief the accommodation comprises of; Light and airy entrance hallway with down stairs cloakroom, comfortable living room 18'4" x 12'6" and impressive l' shaped open plan fitted kitchen/dining room 21'4" x 14'0" (at maximum points) with built-in appliances. Upstairs the house offers four well-appointed bedrooms, en suite shower room to master bedroom and family bathroom. Outside the property enjoys a surprisingly generous south facing rear garden which has been landscaped and well-maintained, double length car port and garage. VIEWING IS HIGHLY RECOMMENDED.

ACCOMMODATION COMPRISES (WITH APPROXIMATE ROOM SIZES).

Black composite entrance door opening to the entrance hallway with radiator, under stairs storage cupboard, stairs rising to the first floor, flat plastered ceiling, doors to:

Cloakroom

Obscure double glazed window to front, white suite comprising dual flush wc, pedestal wash hand basin, radiator, flat plastered ceiling.

Lounge 18'4" x 12'6" (5.59m x 3.81m).

UPVc double glazed window to front, radiator, feature stone fireplace with fitted electric fire, flat plastered ceiling, double French doors to:-

Open Plan Kitchen/Dining Room: 21'4" x 14'0" > 10'9" x 8'10" (6.50m x 4.27m > 3.28m x 2.69m).

UPVc double glazed window to rear and part glazed door to side, single drainer 1 bowl sink unit with cupboard under, roll top work surfaces with drawer and cupboard under, wall mounted cupboards, built-in appliances including five ring gas hob with stainless steel splash back and extractor hood above and electric oven, fridge/freezer, dishwasher and washing machine, cupboard housing gas boiler fuelling central heating and domestic hot water system, radiator, tiled floor and tiled splash backs, flat plastered ceiling.

Dining Area: UPVc double glazed doors to rear garden, radiator, tiled floor, opening to



First Floor Landing

UPVc double glazed window to side, radiator, access to loft space, airing cupboard, flat plastered ceiling.

Master Bedroom 12'8" x 12'7" (3.84m x 3.81m).

UPVc double glazed window to front with partial river views, radiator, fitted wardrobes with mirror fronted doors, flat plastered ceiling..

Ensuite:

Tiled shower cubicle, dual flush wc, pedestal wash hand basin, fully tiled to all walls, shaver point, radiator, flat plastered ceiling.

Bedroom 2 10'5" x 10'0" (3.18m x 3.02m).

UPVc double glazed window to rear, radiator. flat plastered ceiling.

Bedroom 3 9'6" x 7'8" (2.90m x 2.29m).

UPVc double glazed window to rear, radiator, flat plastered ceiling.

Bedroom 4 8'6" x 7' 0" (2.59m x 2.13m).

UPVc sealed unit window to front, radiator, flat plastered ceiling.

Bathroom

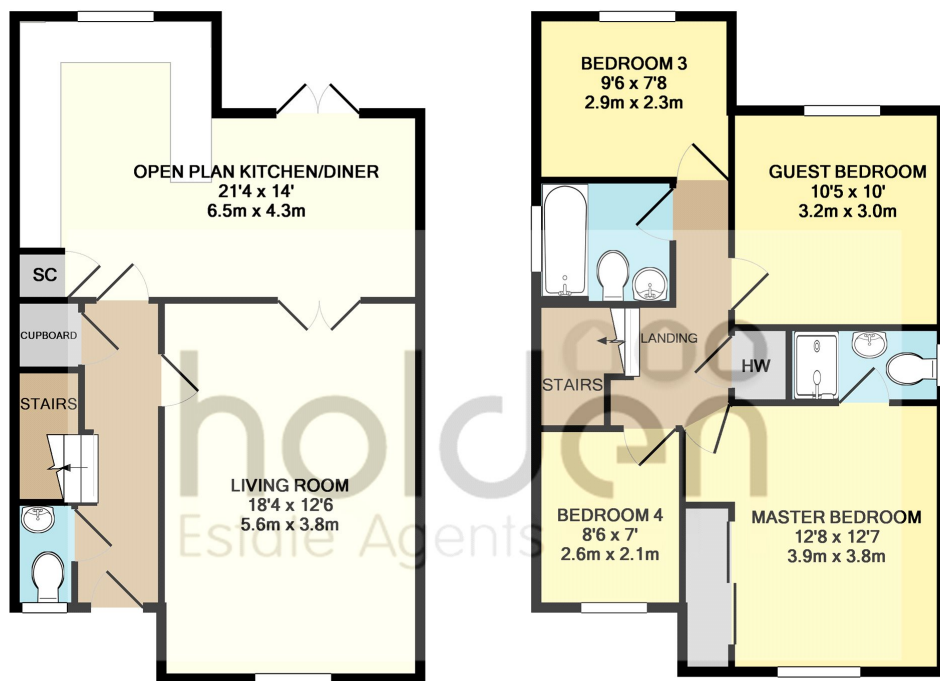
Obscure glazed UPVc double glazed window to side, three piece suite comprising panelled bath, dual flush wc and pedestal wash hand basin, radiator, half tiled to walls, tiled floor, shaver point, flat plastered ceiling.

Outside Frontage

To the side is a double car port which leads to single garage with up and over door to front and door to garden.

South facing Rear Garden

Entertaining patio area, remaining garden lawn with flower and shrub beds, outside cold water tap, outside lighting.



GROUND FLOOR
APPROX. FLOOR
AREA 551 SQ.FT.
(51.2 SQ.M.)

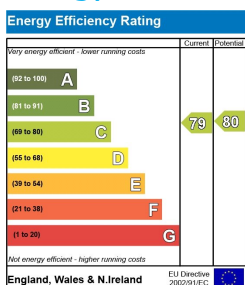
1ST FLOOR
APPROX. FLOOR
AREA 546 SQ.FT.
(50.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1096 SQ.FT. (101.8 SQ.M.)

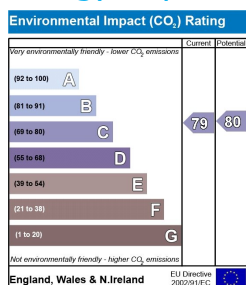
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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ENERGY GRAPHS

Energy Efficiency Rating Energy Impact Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.



The environment impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

ADDITIONAL INFORMATION

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