



Lavender Drive, Southminster, Essex CM0 7RX
Price £315,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Being offered with a complete onward chain is this much improved and very well presented three bedroom family home. The property is located within a sought after modern development boasting only detached privately owned properties. Internal accommodation includes the aforementioned three bedrooms with re fitted en suite to master bedroom, family bathroom and landing, whilst the ground floor offers an extended entrance hallway, cloakroom, open plan kitchen/diner, living room with wood burner and conservatory. Externally there are both front and rear gardens and a detached garage. The property has been much improved and is presented to a good decorative standard. We therefore encourage viewing at your earliest convenience. EPC Rating: TBC.

FIRST FLOOR:

BEDROOM 1:

11'11 x 10'9 (3.63m x 3.28m)

Double glazed window to front, fitted wardrobes and drawers, and radiator, door to:

EN-SUITE:

5'2 x 6'2 (1.57m x 1.88m)

Obscure double glazed window to side, re fitted suite comprising walk in shower with fixed glass screen and both fixed and hand held shower head over, hidden cistern wc, wash hand basin set in vanity storage unit, fully tiled walls and flooring, electric under floor heating, wall mounted vanity storage unit with mirrored doors, radiator.

BEDROOM 2:

11'7 x 11' (3.53m x 3.35m)

Double glazed window to front, radiator.

BEDROOM 3:

6'5 x 8'7 (1.96m x 2.62m)

Double glazed window to rear, radiator.

FAMILY BATHROOM:

6'2 x 6'1 (1.88m x 1.85m)

Obscure double glazed window to rear, radiator, suite comprising panelled bath, pedestal wash hand basin and wc, part tiled walls.

LANDING:

Access to loft space, storage cupboard, doors to all rooms and stairs to:

GROUND FLOOR:

ENTRANCE HALLWAY:

An extended hallway with part glazed entrance door to front, radiator, wood effect flooring doors to Cloakroom, Living Room and:

KITCHEN/DINING ROOM:

21'3 x 9' (6.48m x 2.74m)

Double glazed window to front and rear, part glazed door to side, radiator, range of matching wall and base mounted storage units, 1 ½ bowl stainless steel sink unit, space for freestanding cooker with extractor hood over, washing machine, dishwasher and fridge/freezer, wood effect flooring.

CLOAKROOM:

Obscure double glazed window to side, radiator, suite comprising wc and wash hand basin.

LIVING ROOM:

11'7 x 15'3 (3.53m x 4.65m)

Double glazed window to front, radiator, freestanding multi fuel burner set on granite hearth with up stand, doors to:

CONSERVATORY:

12'6 x 11'7 (3.81m x 3.53m)

Double glazed double doors opening to side, brick built base with the remainder being uPVC with vaulted ceiling, windows to all aspects, wood effect flooring.

EXTERIOR - REAR GARDEN

Commencing with a paved patio area, the remainder is mainly laid to lawn with shrub borders and fenced boundaries, access to front and rear leading to:

GARAGE:

8'2 x 17'1 (2.49m x 5.21m)

Up and over door, power and light connected, side entrance door from rear garden.

FRONTAGE:

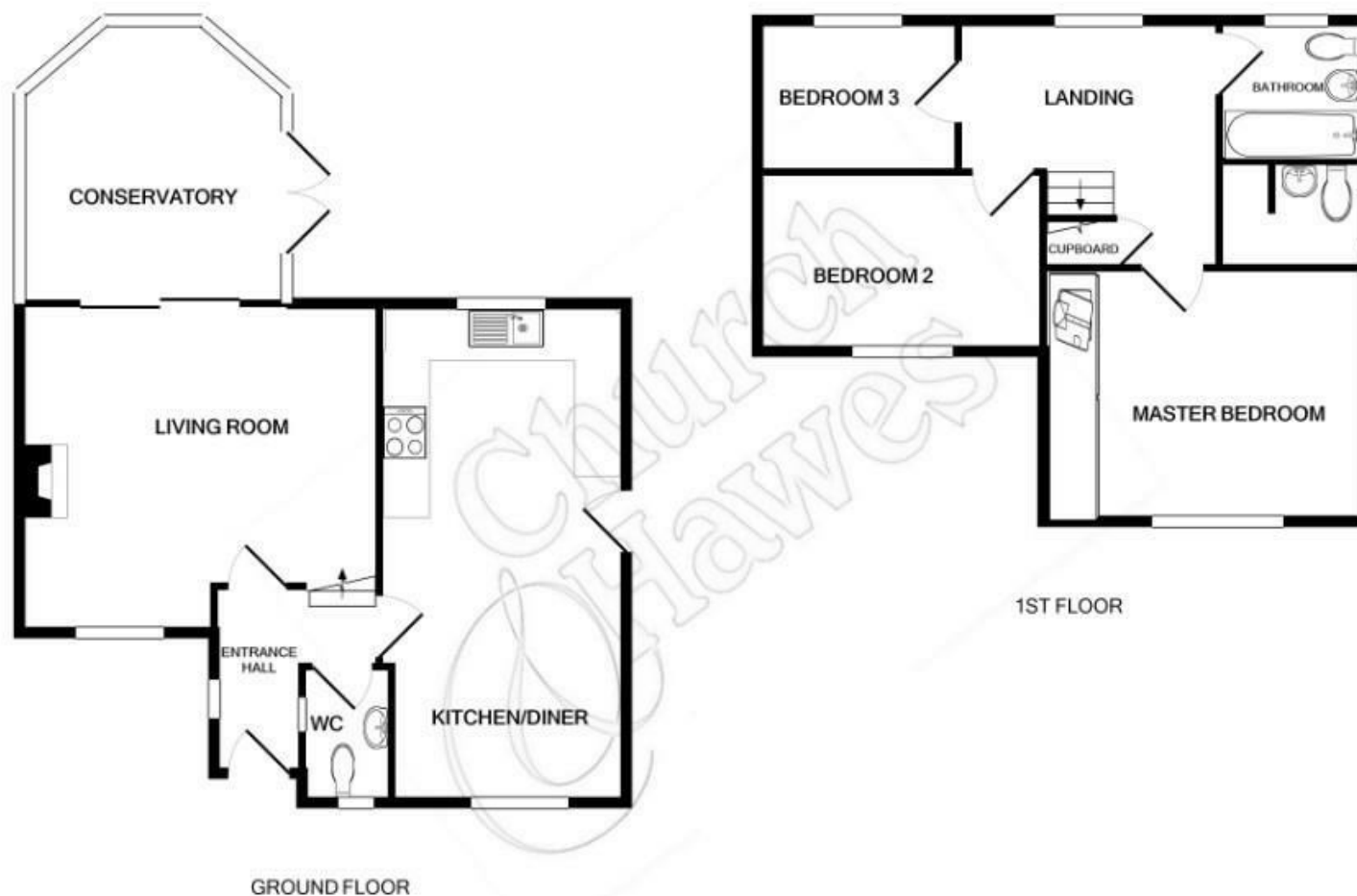
Planted shrub beds to front and side with pathway to front door, driveway parking for one vehicle with access to rear garage.

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 just a short drive from the historic town of Burnham-on-Crouch which is situated on the north bank of the River Crouch and has the benefit of a railway station with direct links into London Liverpool Street Station (at peak times). Southminster offers a local primary school, day nursery and pre-school whilst schooling for older children is available in nearby Burnham-on-Crouch, Maldon and South Woodham Ferrers. There is a local park with tennis courts and various clubs along with numerous shops, and takeaways/restaurants, doctor's surgery, a coffee shop and public houses.



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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