



Rowan End, Southminster, CM0 7FT  
Price £289,995

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



Located on this popular modern development which was constructed approximately 4 years ago therefore benefiting approx. 6 years remaining on its NHBC guarantee. This well proportioned house comprises master bedroom with en suite and walk in wardrobe, two further bedrooms served by a family bathroom, whilst the ground floor offers a generous entrance hallway, cloakroom, fitted high gloss kitchen and open plan living/dining room. Externally there is a driveway providing off road parking for 2 vehicles and a low maintenance rear garden. Other benefits include double glazed windows, doors and gas radiator central heating. Early viewing comes highly advised to fully appreciate the size and standard of accommodation on offer. EPC Rating B.

### First Floor Landing:-

Access to loft space, doors to:-

### Bedroom 1:-

10'10 x 10'08 (3.30m x 3.25m)

Double glazed window to rear, radiator, built in walk in wardrobe, door to:-

### En-Suite:-

6'09 x 4'06 (2.06m x 1.37m)

Heated towel rail, three piece suite comprising walk in shower unit, pedestal wash hand basin & close couple WC, extractor fan.

### Bedroom 2:-

11'08 x 8'07 (3.56m x 2.62m)

Double glazed window to front, radiator.

### Bedroom 3:-

11'08 x 8'07 (3.56m x 2.62m)

Double glazed window to front, radiator, built in over stairs cupboard.

### Family Bathroom:-

8'07 x 6'09 (2.62m x 2.06m)

Heated towel rail, extractor fan. ,three piece suite comprising panelled bath, pedestal wash hand basin & close coupled WC.

### Entrance Hallway:-

Part glazed entrance door, radiator, doors to:-

### Cloakroom:-

Radiator, two piece suite comprising pedestal wash hand basin & close coupled wc.

### Kitchen:-

12'02 x 8'03 (3.71m x 2.51m)

Double glazed bay window to front, radiator, a range of matching wall and base units, sink and drainer unit set in to roll top work surfaces, four ring gas hob with extractor over, electric oven, integrated dishwasher and fridge/freezer, space for washing machine.

### Living/Dining Room:-

17'08 x 15'06 (5.38m x 4.72m)

Double glazed patio doors to rear, double glazed windows to rear, radiator, storage cupboard:-

### Exterior Rear:-

Commencing with a very well maintained landscaped garden, with a paved patio area, artificial lawn timber storage shed, the remainder is fenced with gated side access.

### Exterior Front:-

Blocked paved driveway with parking spaces for two vehicles.

### 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.

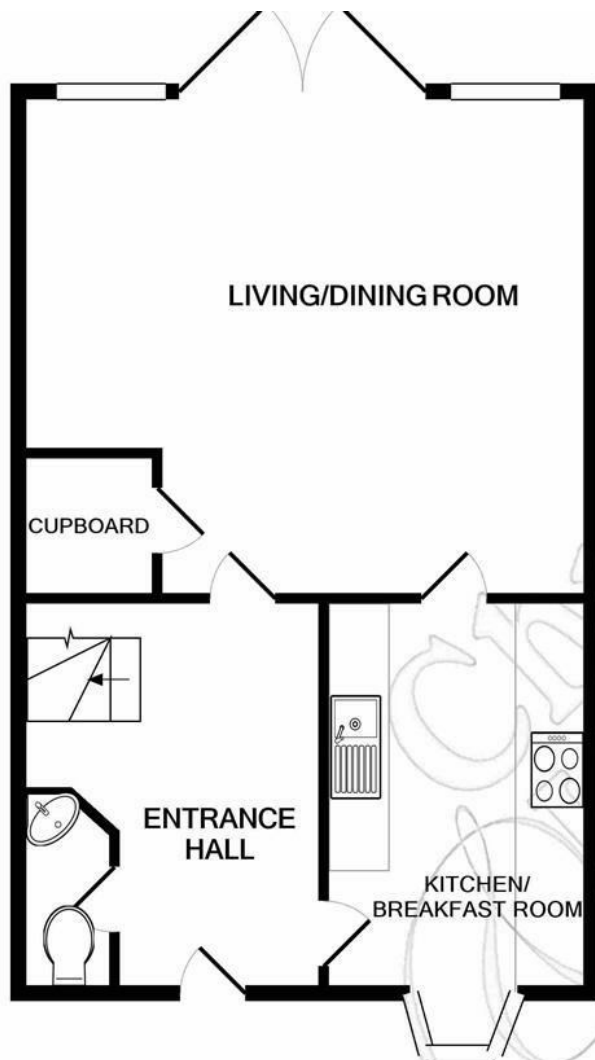
### Village of Southminster

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.

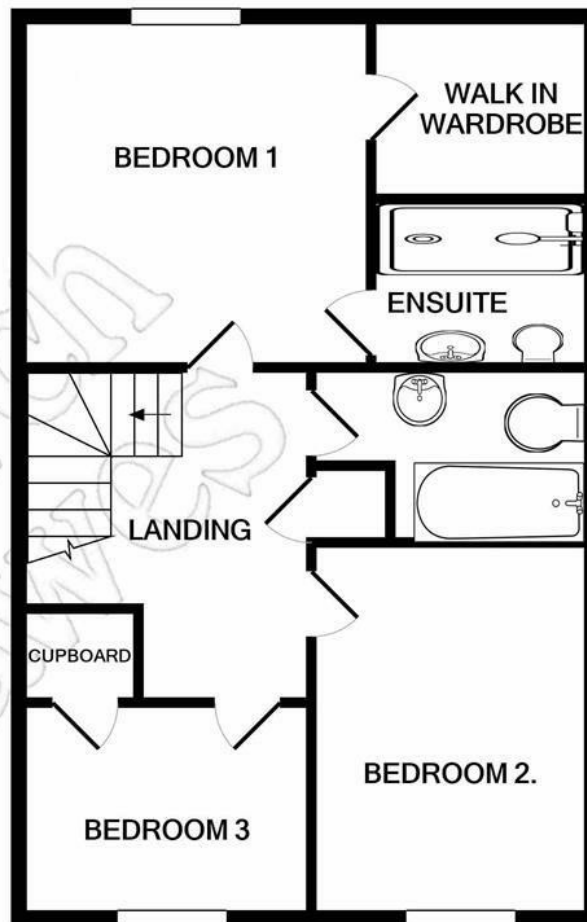
### Management Information:-

Trinity Estates

£442.86 per annum for ground and road maintenance of the estate.



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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