



North End, Southminster CM0 7DN  
Offers in excess of £375,000

To view this property call  
01621 734300

**SJ WARREN**  
[www.sjwarren.co.uk](http://www.sjwarren.co.uk)

## The accommodation comprises

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OFFERED WITH NO ONWARD CHAIN.

This VERY DECEPTIVELY spacious extended three bedroom detached house offers a wealth of accommodation on the ground floor and the option to model the rooms to suit your own requirements. The ground floor comprises of a good size lounge, dining room, snug/sitting room, study and a good size kitchen, PLEASE NOTE the understairs cupboard originally had a w/c fitted and we are informed the pipework should still be in situ. The first floor offers three good size bedrooms and a family bathroom, externally a manageable size garden to the rear. To the front the property has its own drive way to a garage with double opening doors, the remaining frontage is to lawn offering potential for additional parking.

### Storm porch

Storm porch with double electric socket.

### Entrance hallway

Entrance door and side screen window to the hallway which has radiator and stairs to the first floor. PLEASE NOTE there is an understairs cupboard which previously was a cloakroom/w/c, we understand the pipework should still be in situ.

### Lounge

15'3 x 11'4

All the rooms in the house are totally versatile in there use and subject to any professional advice it could be possible to open plan many of them, should you like a modern style of living.

The lounge currently has a double glazed window to the front, radiator and a feature fireplace surround with electric fire and television point.

### Kitchen

16'6 x 12'2

The kitchen is a good size with a range of cream eye level units, matching base units with drawers and wood effect work surfaces over. Inset white enamel sink, inset stainless steel five ring gas hob with above extractor and a stainless steel built in oven. Integrated washing machine and fridge/freezer, down lighting, tiled flooring, radiator and a double glazed window and door to the rear.

### Dining room

18'9 x 11'4

Plenty of space here for a good size family table and chairs, radiator and an arch to the snug/sitting room.

### Snug/sitting room

12'5 x 9'4

Once again as mentioned really a versatile room and your choice whether a snug/sitting room or similar. Double glazed French doors to the garden and a double glazed window to the side.

### Study

8'8 x 8'1

PLEASE NOTE this room subject to any professional advice, could be knocked into the adjacent kitchen making a superb size kitchen/breakfast room. If not a study/work office space or perhaps a playroom, wall mounted boiler(not tested) radiator and a dome style ceiling window.

### Landing

Double glazed window to the side, airing/linen cupboard with shelving.

### Bedroom

13'7 x 10'6

All the bedrooms are good sizes and this being the main room has a range of fitted wardrobes and above bridging cupboards, matching bedside cabinets, chest of drawers and dressing table. Double glazed window to the front and radiator.

### Bedroom two

11'9 x 9'9

Another good size double room with radiator and a double glazed window to the rear.

### Bedroom three

8'5 x 7'5

Double glazed window to the rear and radiator.

### Bathroom

Tiled flooring and walls, panelled bath with above fitted shower, close coupled w/c, pedestal hand wash basin, white heated towel rail and a double glazed window to the front.

### Rear garden

The garden commences with a patio area which extends to a path with side access and gate to the front. Outside cold water tap and a good size out building/shed, the remaining garden laid to lawn with close board fencing.

### Driveway/frontage & garage

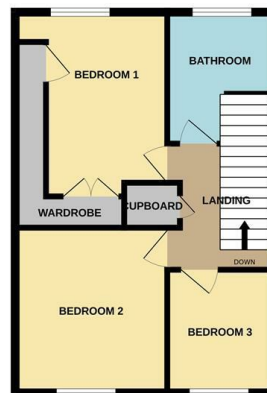
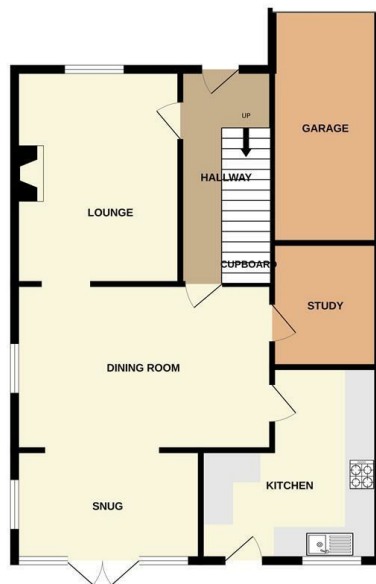
The drive leads to the garage which has double wooden opening doors and there is parking for two vehicles, PLEASE NOTE the remaining frontage is to lawn so if you required more parking, you have the space.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. Made with Metrepro 12/2024

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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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