



Anchorage View, Southminster CM0 7JH
£375,000

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk



The accommodation comprises

Located in the river fronted village of St Lawrence Bay which is well known for its water sports and sailing, beautiful coastal and rural walks. There are two public houses/restaurants and a village shop and the neighbouring village of Southminster is only 6 miles away and offers a selection of shops and a rail link to London Liverpool Street Station.

This very impressive extended three bedroom detached house is offered in excellent condition throughout. The ground floor offers a cloakroom/w/c, lounge and an extension giving a superb dining area and summer room with lantern roof and a modern kitchen.

The first floor has three good size bedrooms with the main room having an en-suite and family bathroom.

Externally there is a very nicely presented south facing garden to enjoy on those hot summer days, to the front its own drive to garage.

Storm porch.

Storm porch to the entrance door with electric down light.

Entrance hallway

Double glazed entrance door to the hallway which has tiled effect grey laminate flooring. Stairs to the first floor, radiator and double glazed window with quality fitted white/shutter blind.

Cloakroom/w/c

The tiled effect laminate flooring continues from the hallway. Free standing butler style hand wash basin with wood surround and vanity base and a close coupled w/c. Double glazed window to the front with quality fitted white shutter/blind and radiator.

Lounge

16'3 x 12'9

This is a good size and a lovely room to enjoy particularly in the winter with a large 6kw cast iron log burner to cosy up to. Double glazed window to the front and to the side with quality fitted white shutter/blind, radiator, down lighting, understairs storage cupboard and television point.

Open plan kitchen and snug

16'1 x 12'5

The kitchen is open plan to the snug and dining/summer room and this modern style living

works particularly well, offering bags of ground floor living space.

The kitchen has a modern range of cream eye level units with back tiling and down lighting, matching base units, drawers and breakfast bar with granite effect work surfaces over. Inset stainless steel sink, inset gas hob with above extractor and stainless steel oven below, plumbing for washing machine and dish washer.

The snug area is open plan from the kitchen and has a grey vertical column style radiator.

Dining area and open plan summer room.

16'1 x 9'1

This is an excellent space and addition to the house, offering plenty of room for a good size family table and chairs and doubling up as a relaxing summer room. The large lantern roof lets in bags of natural light and has a remote control blind and down lighting. The bi-folding doors opening up on to the south facing garden again have remote control blinds, offering a lovely space to sit and relax.

Landing

The landing banister has been replaced in oak with modern glass inset panels. Loft access and an airing cupboard with water tank, double glazed window to the side with quality fitted white/shutter blind.

Bedroom one en-suite

10'3 x 10'0

This being the main bedroom has an en-suite and also a range of mirror fronted fitted wardrobes to one wall. Down lighting and a double glazed window to the rear.

En-suite consisting of tiled walls and flooring, close coupled w/c, hand wash basin with vanity drawers below, walk in shower with rain and hand held showers. Down lighting, shaver point and light, expel air and a double glazed window to the side with fitted blind.

Bedroom two

12'2 x 10'1

Another good size double room with down lighting, radiator and a double glazed window to the front with quality fitted white shutter blind.

Bedroom three

9'3 x 7'3

A good size third room with a double glazed window

to the front, with quality fitted white shutter blind and radiator.

Bathroom

Tiled flooring and part tiled walls, panelled bath with twin grips, close coupled w/c, hand wash basin with vanity drawers below. Shaver point and light, chrome heated towel rail and a double glazed window to the rear.

South facing rear garden

If you enjoy your outside space and the sun, then this gorgeous south facing garden should be of interest to you. Commencing with a good size patio/entertaining area, outside water tap and side gate to the front. The garden is neatly laid to lawn with established well stocked borders, offering an array of plants, shrubs and flowers. Courtesy door to the garage and to the rear a storage area, the garage also has an outside power socket.

Drive to garage

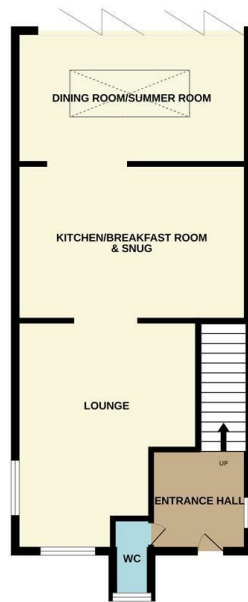
The property has its own drive leading to the garage which has an up and over door, power and light.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 not be used as a basis for any prospective purchase. The seller, agent and agent's employees have no liability in respect of any error or omission as to their accuracy or efficiency can be given. Made with WinSpace 12/2014

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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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