



North Street, Southminster CM0 7DF  
£475,000

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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Located in the village of Southminster which offers a selection of shops, restaurants, doctors surgery, primary school and a railway station linked to London Liverpool Street.

This substantial size 4/5 detached house offers a wealth of accommodation along with a fully functioning self contained annexe.

PLEASE NOTE this property many additional features of which we have listed below, all aimed at making this property as eco friendly and efficient as possible.

The first floor offers a shower room/w/c, spacious lounge with an arch to the dining room and conservatory, kitchen and utility room and a potential fifth bedroom/reception room.

The second floor offers four bedrooms with the principal room having an en-suite, family bathroom and a fully self contained annexe ( PLEASE SEE PROPERTY DESCRIPTION. )

Externally a large private rear garden originally landscaped by the current vendors, to maintain an evergreen garden all year around.

To the front property there is a large lawn split into two with a private front boundary, leading to a long driveway, carport and a large rear work shop/potential home office, gym or similar. 20-panel Solar Edge PV Generator: Generate £2,000 annually under the highest feed-in tariff, with several years of maintenance prepaid.

Twin Solar Thermal Panels: Enjoy free hot water year-round with this efficient system.

Thermodynamic Panel System: Access low-cost hot water, even in sub-zero temperatures.

Triple Glazed Windows: Benefit from excellent heat and sound insulation with maintenance-free Swedish frames throughout the property.

Enhanced Insulation: Additional roof and wall insulation in the annex to reduce heating costs. Multifuel Stove with Back Boiler: Reliable heating and hot water during power outages.

Sit-or-Stand Stair Lift: Convenient access for elderly or disabled residents, with a remote control; removable upon request.

4,000-litre Rainwater Storage: Efficient irrigation for your garden using collected rainwater

### Entrance hallway.

Triple glazed entrance door with bespoke lead light designed inset, stairs to the first floor with an understairs storage cupboard. Built in clothes/linen drying cupboard and radiator.

### Shower room/w/c

Part tiled walls, walk in shower, close coupled w/c, hand wash basin with vanity cupboards below. Triple glazed window to the side, expel air and radiator.

### Lounge

17'10 x 12'2

A spacious room with a cast iron Charnwood multi fuel burner, television point, radiator, triple glazed window to the front and an arch to the dining room.

### Dining room

14'6 x 9'7

Plenty of space for your table and chairs and to entertain, radiator, door to the kitchen and double glazed patio doors to the conservatory.

### Kitchen

11'6 x 11'1

The kitchen has a range of mahogany coloured eye level units with under lights and back tiling, matching base units and drawers with work surfaces over. Inset five ring gas hob and above AEG extractor, Samsung built in oven and micro wave, sink, plumbing for dish washer, space for a fridge/freezer. Small matching breakfast bar, triple glazed window to the rear and tiled flooring.

### Utility room

7'2 x 5'4

Some eye and base units with work tops over, inset stainless steel circular sink, plumbing for washing machine. Triple glazed window to the rear and triple glazed door to the side.

### Reception room/potential 5th bedroom.

9'4 x 7'2

This is a personal choice, whether a reception room or potential fifth bedroom, triple glazed window to the front and radiator.

### Second floor landing

Loft access, linen cupboard with immersion tank and shelving.

### Bedroom one en-suite

12'9 x 10'6

This room has a heat recovery ventilator fitted, there is a range of quality Hammonds fitted wardrobes with built in matching bedside cabinets and above bridging cupboards. Hot and cold air conditioning, radiator and a triple glazed window to the front. En-suite this has a walk in shower with multi massaging jets and integral sauna, hand wash basin with vanity cupboards below and a close coupled w/c. Heated towel rail and a velux ceiling window.

### Bedroom two

12'7 x 10'5

Another double room again with quality fitted three quarter length Hammonds wardrobes to one wall, shunt column style radiator. Television point and a triple glazed window to the rear.

### Bedroom three

13 x 7'6

This double room again has a quality fitted Hammonds wardrobes with above bridging cupboards, radiator and a triple glazed window to the rear.

### Bedroom four

10'2 x 8'5

Part of this room does house the therma store tank and controls, triple glazed window to the front and radiator.

### Bathroom

Fitted with a multi jet Jacuzzi bath and above shower, inset niche with back painting and LED down lights, hand wash basin and a w/c with integrated wash and dry bidet. Underfloor heating, down lighting, white heated towel rail and a triple glazed obscure window to the rear.

### Large rear garden

PLEASE NOTE the garden was originally designed by the current vendors wife who loved gardening and wanted a garden to show colour all year around. Commencing with a veranda with a variety of climbing plants and a patio to the main garden which has an array of mature planting, shrubs and trees including an attractive mimosa tree offering seclusion and privacy, which need rediscovering and enjoying. The majority of the garden is to lawn with a side path and pergola with climbers, leading to a summer house

with power and light, leading on to a natural pond with powered waterfall.

### Work shop, gym/office

25'5 x 11'6

To the rear of the carport is what was originally the garage, now really open to your choice, whether a very large work shop, home office or gym. It has power and light and two large velux ceiling windows and a double glazed window to the rear. One and a half stainless steel sink with cupboards below, double glazed double doors and window to the carport.

### Carport

The covered carport is a large space for your vehicles, caravan or camper (subject to height) with power and light. Running down one side is decorative wrought iron railing and to the front matching lockable wrought iron gate.

There are two rainwater tanks with a 4000 litre capacity which is gathered from the house roof and garage, ideal if we have a hot summer.

### Frontage

The property has an excellent size frontage with a good size garden with two split lawns, mature planting and trees and an established hedged boundary. The drive offers parking for multiple vehicles with of course further parking in the carport and the potential to add more parking.



**Consumer Protection from Unfair Trading Regulations 2008.**

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		82	84
(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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