



Vicarage Meadow, Southminster CM0 7HQ
£584,999

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk



The accommodation comprises

Situated in a mews of three select family homes is this extended four bedroom detached house. The property offers easy walking distance to the high street, shops, restaurants, doctors surgery, railway station linked to London Liverpool Street Station and other amenities like the open to the public school swimming pool.

The property offers a wealth of very nicely presented accommodation on the ground floor including, cloakroom/w/c, study, lounge and a fantastic open plan kitchen, dining room and summer room.

The first floor has four good size bedrooms with an en-suite to bedroom one and a high specification fitted family bathroom.

Externally if you love your garden and outside space, the garden is South West facing 47 ft x 72 ft with a superb patio entertaining area of approximately 39 ft x 19 ft.

To the front the property has its own drive for a good six vehicles, to a detached double garage with dual up and over doors, power/light.

Entrance hallway

Double glazed entrance door and side windows to the hallway which has solid wood oak flooring. Cloaks area, stairs to the first floor landing, understairs built in cupboard, vertical column style radiator. Wall mounted security alarm keypad, hard wired fire alarm.

Cloakroom/w/c

Tiled flooring, vanity unit incorporating a w/c with built in cistern and hand wash basin with vanity cupboards below. Chrome heated towel rail and a double glazed window to the front.

Study

7'8 x 5'9

Solid oak wooden flooring, radiator, Cat 5 hardwired and a double glazed window to the side.

Lounge

19'8 x 11'4

A lovely size room again with solid oak wood flooring, 5.1 surround ceiling speakers (will require an amplifier) tv point and as mentioned cat 5 network with concealed wiring which runs throughout the house. Double glazed window to the side, double glazed double doors and window to the rear and radiator.

Open plan kitchen, dining and summer room

25'3 x 17'8

This contemporary modern open plan kitchen, dining and summer room works superbly well, offering a fantastic space to cook, entertain or just chill out.

The kitchen has a range of modern two tone grey eye level units, matching base units and drawers with quality Quartz work tops, window sill and splash backs. Integrated Bosch dish washer and washing machine, inset twin bowl sinks, hot tap and filtered water, inset Neff induction hob with above extractor, two Neff ovens large below and above with built in microwave, both self clean and in house audio ceiling speakers.

Dining room, again an excellent size with a fantastic solid oak 8 ft x 4 ft converting dining table to pool table with benches and chairs to remain. Down lighting, solid oak flooring, bi folding double glazed doors with integrated blinds to the rear and a vertical column style radiator.

Summer room, this is a fabulous space to chill and relax also Cat 5 hardwired. The solid oak flooring continues into this room with down lighting, double glazed bi folding doors with integrated blinds and double glazed window to the side, column style vertical radiator.

Landing

The staircase and landing has been fitted with 8mm toughened tinted glass. Loft access which houses the boiler (not tested) with carbon monoxide alarm, electric light, power sockets and partially boarded. Linen cupboard shelved for storage with an over size pressurised water tank/system, double glazed window to the front.

Bedroom one en-suite

12'3 11'1

Double glazed window to the rear, audio ceilings speakers, Cat 5 hardwired, alarm keypad, single built in wardrobe/cupboard and radiator.

En-suite walk in shower cubicle with multi jets, rain and hand held showers, hand wash basin with vanity cupboards below and a w/c with built in cistern. Down lighting and night skirting board lights, chrome heated towel rail, audio ceiling speaker and a double glazed window to the rear.

Bedroom two

12'1 x 8'9

A double room with a double glazed window to the rear and radiator, Cat 5 hardwired, space for fitted or freestanding furniture.

Bedroom three

11'9 x 7'8

Another double room with a double glazed window to the rear, radiator, Cat 5 hardwired and space for freestanding or fitted furniture.

Bedroom four

10'1 x 8'6

Double glazed window to the front and radiator, Cat 5 hardwired.

Bathroom

Panelled multi jet bath, hand wash basin with double vanity cupboards below, w/c with built in cistern and a chrome heated towel rail. Audio ceiling speaker and a double glazed window to the side.

Rear garden South west facing

47 ft x 72 ft

A super size garden to enjoy those sunny summer days, neatly laid to lawn and with a large and sturdy built two storey tree house with a mezzanine floor, firemen's pole, slide, light/power sockets and attached swings.

The gardens boundaries are close board fenced and to one side there is a storage space, with the opposite side extending to a very impressive patio/entertaining area of approximately 39 ft max x 19 ft max. The porcelain patio and matching paths have 102 square metres of tiling, bay tree with planter to remain, power sockets, water tap, pergola, courtesy door to the garage and side gate to the front.

Drive and double garage.

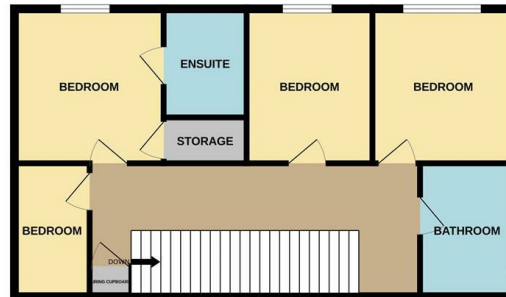
Private drive entrance to a mews of three properties, leading to the properties own drive way. The drive has space for a good six or so vehicles leading to the double garage, this has dual up and over doors. power and light.



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.
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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