



Casey Lane, Southminster CM0 7TD
£595,000

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk



The accommodation comprises

Situated in the picturesque village of Tillingham which is in a semi rural location, offering some beautiful coastal and rural walks.

The village has a gorgeous green and church painted regularly by visiting artists to the area, village shop, two public houses/restaurants and a junior school and doctors surgery.

This very deceptive from first appearance four bedroom detached family home can be found down a quiet no through road, off South Street.

The property offers a wealth of accommodation with the potential to extend to one side (stp) PLEASE SEE the garden details.

The ground floor offers an entrance porch leading to a spacious hallway, cloakroom/w/c, office/study, large kitchen/dining room, very spacious lounge and conservatory.

The first floor has four bedrooms all of which are double rooms, with the principal bedroom having a larger than average en-suite and family bathroom.

Externally the rear garden which wraps around the property does offer potential to extend (stp) and this area to one side alone measures approximately 47 ft x 41 ft.

The properties frontage driveway can accommodate 6/7 vehicles and has space for a caravan/camper or similar, leading to a double detached garage.

PLEASE NOTE the vendor owns fourteen 265 watt solar panels on the roof which bring in a good yearly return.

Entrance porch

Double glazed door to the porch which has further wood glazed door to the hallway.

Hallway

A spacious reception hallway with stairs to the first floor and an understairs storage cupboard and radiator. One thing this house is not short on is storage, with the hallway having three large single built in cupboards.

Cloakroom/w/c

Close coupled w/c, hand wash basin with vanity cupboards below, radiator and a double glazed window to the front.

Office

8'7 x 5'9

Double glazed window to the front and radiator.

Kitchen/dining room

23'6 x 10'3

An exceptionally good size room with the kitchen having a range of modern high gloss grey eye level units with back tiling and underlighting. Matching base units, drawers and two pull out corner carousels with Quartz work surfaces over and a matching breakfast again with Quartz work top. Inset electric induction hob with above extractor, built in double oven, integrated dish washer, fridge and built in micro wave, one and a half sink, double glazed windows to the side and rear.

The dining area again is an excellent size offering bags of space for a large family table and chairs, ideal for entertaining. Down lighting, grey upright column style radiator and double glazed patio doors to the rear.

Utility room

10'9 x 6'9

Another spacious space with a range of oak fronted eye and base units with drawers, plum for washing machine, floor mounted oil boiler for hot water and heating(not tested) and a double glazed door to the side.

Lounge

23'9 x 14'7

None of the rooms in this deceptive property are small and the lounge once again is a superb size, making the largest of televisions comfortable in this space. Brick fireplace with a cast iron multi fuel burner, two radiators, tv point, double glazed window to the front and double glazed patio doors to the conservatory.

Conservatory

14'3 x 11'6

Double glazed with wood effect laminate flooring.

Landing

Loft access and radiator.

Principal bedroom en - suite

13'9 into recess x 14'8

A very large bright and airy room with two sets of double fitted wardrobes, radiator and a double glazed window to the rear.

En-suite This by any standard is a unusually large, with a panelled bath, walk in double shower cubic, pedestal hand wash basin, close coupled w/c.

Majority tiled walls, grey column style radiator, chrome heated towel rail, expel air and a double glazed window to the front.

Bedroom two

12'1 x 11'5

All the bedrooms are really good size double rooms with plenty of light. Double built in wardrobe, radiator and a double glazed window to the rear.

Bedroom three

11'9 x 9'6

Built in double wardrobe, double glazed window to the front and radiator.

Bedroom four

10'7 x 8'1

Double glazed window to the rear and radiator.

Bathroom

Panelled bath shower bath with above rain shower and hand held shower, close coupled w/c, pedestal hand wash basin. Part tiled walls, chrome heated towel rail and a double glazed window to the front.

Rear garden

The property has a large horse shoe shaped garden with the rear in excess of 55 ft fenced and neatly laid to lawn extending down none side to 41 ft x 25 ft again to lawn with some mature plants and tree and a courtesy door to the garage.

The opposite side of the house also has aa superb size garden area which could offer the potential (stp) to extend the house or ad an annexe. This area has some mature trees and shrubs , laid to lawn with a gate to the front and fenced boundaries.

Drive/frontage & double garage.

The drive and parking offers space for at least 6/7 vehicles, space for a trailer, caravan/camper, leading to a detached double garage with dual up and over doors, power and light.



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		87
(81-91) B		
(69-80) C	78	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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