


Wick Farm Road, Southminster CM0 7PF

**£335,000**

To view this property call

01621 734300

SJ WARREN

www.sjwarren.co.uk

# The accommodation comprises

Situated in the riverside village of St Lawrence Bay, well known for its sailing and river sports, with part-beach areas and coastal and rural walks. There is also a village hall, park area, two public houses/restaurants and a very well-stocked village store.

This two-bedroom detached bungalow offers a good-sized lounge, kitchen and lean-to conservatory, two double bedrooms and a bathroom.

The secluded rear garden is a wonderful south-facing sun trap, laid to low maintenance with various sunny and sheltered seating areas.

To one side is the bungalow's detached garage with driveway, power and light, and to the front is a good-sized laid lawn. PLEASE NOTE: Subject to a dropped kerb, this offers potential to create a further driveway, providing parking for multiple vehicles.

ALL RESIDENTS HAVE USE OF A LARGE COMMUNAL RIVER-FRONTED GARDEN WITH FANTASTIC RIVER VIEWS AND ACCESS TO THE SHINGLE BEACH.

A YEARLY MAINTENANCE COST OF APPROXIMATELY £350.00 APPLIES, WHICH IS AN EXCELLENT BENEFIT FOR ALL RESIDENTS.

**Recessed storm porch**
Recessed storm porch with electric light.

**Entrance hallway**
Double-glazed entrance door to the hallway, single built-in cloak cupboard, tiled-effect flooring and loft access.

**Kitchen**
11'7 x 8
The kitchen has a range of white eye-level units with tiled splashbacks, matching base units and drawers with granite-effect work surfaces over. Inset stainless-steel sink, inset electric hob with extractor above and built-in oven below. Space for a fridge/freezer and plumbing for a washing machine. Double-glazed bow window to the front and a double-glazed door to the side leading to the lean-to.

**Lean to**
A useful space for additional utilities and storage.

**Lounge**
15'5 x 11'2
The lounge has a cast-iron wood burner, perfect for enjoying on those cold winter nights, television point and double-glazed patio doors leading to the conservatory.

**Bedroom one**
12'2 x 10'5
A good-sized double bedroom with a double-glazed window to the front.

**Bedroom two**
10'6 x 9'7
Another double bedroom with fitted or free-standing bedroom furniture and a double-glazed window to the front.

**Bathroom**
Part-tiled walls, walk-in double shower with rain and handheld showers, hand wash basin and WC with vanity surround and cupboards. Shaver point/light, Expelair, linen cupboard with water tank/heater and a double-glazed window to the side.

**Rear garden**
A secluded, private, south-facing sun trap of a garden, laid to low maintenance with a sheltered pergola, perfect for retreating from the sun, and side gates to the front. Covered pond with running water and courtesy door to the garage.
The second part of the garden is accessed via a gate and picket fence and is again laid to low maintenance, with two sheds and additional storage space.

**Front garden**
The front garden is a good size and laid to lawn. PLEASE NOTE: Subject to a dropped kerb, this would offer potential for a further driveway and parking for 2–3 vehicles.

**Drive to garage**
The driveway and garage are situated to the side of the bungalow. The garage has an up-and-over door, power and light.

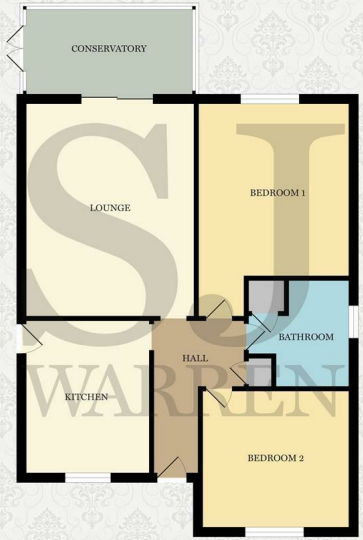






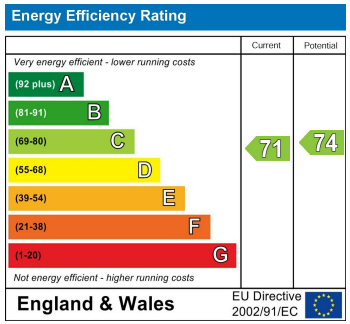
# Wick Farm Road, St. Lawrence, Southminster

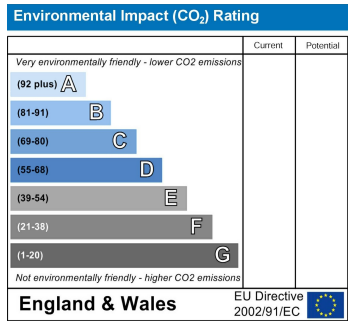
FLOOR PLAN




**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.




The Property Ombudsman

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Please note some (not all) pay us, The Agent, a Referral fee of up to £200. You however are under NO OBLIGATION to use any such recommendation.

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