

Buttercup Way, Southminster CM0 7RZ

Guide price £399,995

To view this property call

01621 734300

SJ WARREN

www.sjwarren.co.uk

The accommodation comprises

Located on the fringes of Southminster but still offering easy access to the high street, shops, restaurants, primary school, doctors surgery and railway station linked to London Liverpool Street Station.
Four bedroom family home with a ground floor cloakroom/w/c, Lounge, kitchen/breakfast room, dining room and study.
The first floor offers four good size bedrooms with the principal bedroom having an en- suite and a family bathroom.
Externally the a sunny aspect South East facing garden and to the front, the properties own drive for multiple vehicles and garage.

Entrance hallway.
Entrance door to the hallway, stairs to the first floor with under cupboard and radiator.

Cloakroom/w/c
Wood effect laminate flooring, close coupled w/c, hand wash basin with splash back tiling, radiator and a double glazed window to the side.

Kitchen/breakfast room
16'7 x 8'5
A generous size room with a range of pine effect eye level units with back tiling, matching base unit and drawers with work surfaces over. One and a half stainless steel sink, inset gas hob with above extractor, built in oven, space for fridge/freezer, plumbing for washing machine and dish washer. Loft access, radiator, double glazed window to the rear and double glazed door to the side.

Lounge
14'8 11'7
Wood effect laminate flooring, white fireplace surround with a coal effect gas flame fire. Two radiators, television point and double glazed patio doors to the rear garden.

Dining room
11'7 x 8'4
Plenty of room for a family table and chairs, family gatherings or entertaining. Dual double glazed windows to the front, radiator and wood effect laminate flooring.

Study
8'6 x 6'5
Wood effect laminate flooring, double glazed bow window to the front and radiator.

Landing
Cathedral style double glazed window to the side, loft access, airing cupboard with water tank and shelving.

Principal bedroom en-suite
12'3 x 9'7
Wood effect laminate flooring, dual double glazed windows to the rear, ceiling light/fan and radiator.
En-suite Walk in shower cubicle, pedestal hand wash basin, close coupled w/c, expel air. Part tiled walls, radiator and a double glazed window to the side.

Bedroom two
12'9 x 8'6
Another good size double room with wood effect laminate flooring, dual double glazed windows to the front and radiator.

Bedroom three
8'6 x 8'4
A third double room with wood effect laminate flooring, radiator and a double glazed window to the rear.

Bedroom four
10'9 x 7'6
Wood effect laminate flooring, radiator and a double glazed window to the front.

Bathroom
Panelled bath with twin grips taps/shower attachment, pedestal hand wash basin, close coupled w/c. Part tiled walls, shaver point/light, radiator an a double glazed window to the side.

Rear Garden South East Facing.
If you enjoy the summer sun then this South East facing garden should tick the boxes. Commencing with a patio area, side access gate to the front and water tap. Mainly laid to lawn with close board fenced boundaries and courtesy door to the garage.

Front garden
The front garden is laid to lawn.

Own drive to garage
The property has its own drive for multiple vehicles to a garage with up and over door, power and light.





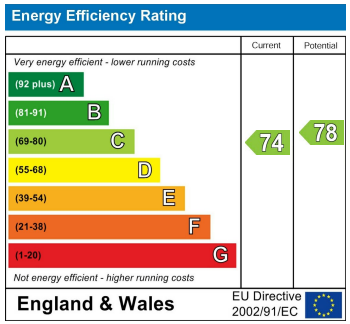


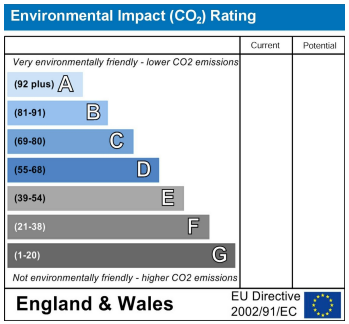
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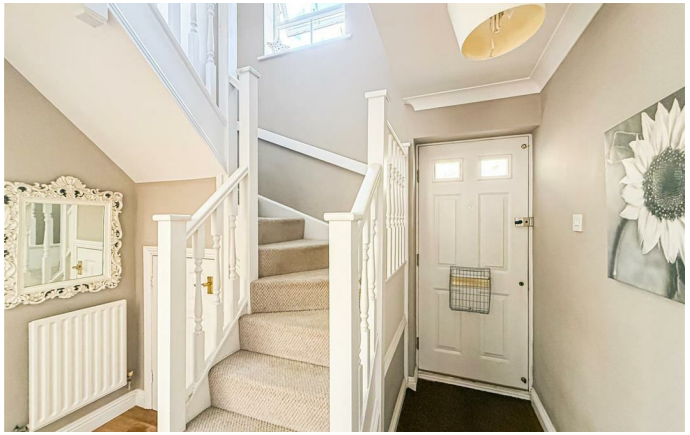
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