



Kings Road, Southminster , CM0 7EJ
Price £435,000

Church & Hawes
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

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PLOT 3 – £435,000

A brand-new four-bedroom detached home offering off-road parking for at least four vehicles.

This beautifully designed property features a spacious, bright, and welcoming entrance hall, leading to a formal living room and a stunning open-plan kitchen, breakfast, and family room, along with a convenient ground-floor cloakroom.

The four bedrooms are arranged across the upper floors, with the principal bedroom and Bedroom 2 both benefiting from impressive en-suite shower rooms. A stylish family bathroom serves the remaining bedrooms.

Built with energy efficiency in mind, the property boasts an Energy Rating of B and includes a range of premium features such as:

Underfloor heating throughout the ground floor

Highly efficient air source heat pump

EV charging point



SECOND FLOOR:

LANDING:

Large built in storage cupboard, staircase down to first floor, door to:

BEDROOM: 18' x 11'4 (5.49m x 3.45m)

Two double glazed windows to rear, radiator, open to dressing/storage area, door to:

EN-SUITE:

Obscure double glazed window to rear, 3 piece white suite comprising fully tiled shower cubicle with dual function shower and glass door, wash hand basin set on vanity unit with storage cupboard below and wc with concealed cistern, part tiled walls, tiled floor, inset downlights, extractor fan.

FIRST FLOOR:

LANDING:

Obscure double glazed window to side,, staircase to ground and second floors, built in storage cupboard, doors to:

BEDROOM: 11'10 x 10'5 (3.61m x 3.18m)

Double glazed window to front, radiator, door to:

EN-SUITE:

Obscure double glazed window to side, chrome heated towel rail, 3 piece white suite comprising fully tiled walk-in shower with glass door and screen, wash hand basin set on vanity unit with storage cupboard below and wc with concealed cistern, part tiled walls, tiled floor, inset downlights, extractor fan.

BEDROOM: 10'2 x 9'3 (3.10m x 2.82m)

Double glazed window to rear, radiator.

BEDROOM/STUDY: 10'2 x 7'8 (3.10m x 2.34m)

Double glazed window to rear, radiator.

FAMILY BATHROOM:

Obscure double glazed window to front, chrome heated towel rail, 3 piece white suite comprising panelled bath with mixer tap, shower over and glass screen, wash hand basin set on vanity unit with storage cupboard below and wc with concealed cistern, part tiled walls, tiled floor, inset downlights, extractor fan.

GROUND FLOOR:

ENTRANCE HALLWAY:

Obscure double glazed entrance door to front, staircase to first floor with built in storage cupboard below, wood effect floor, doors to:

CLOAKROOM:

Obscure double glazed window to front, 2 piece white suite comprising wc with concealed cistern and wash hand basin set on vanity unit with storage cupboard below and tiled splashback, continuation of wood effect floor, inset downlights, extractor fan.

LIVING ROOM: 15'8 + bay x 10'8 (4.78m + bay x 3.25m)

Double glazed window to front.

KITCHEN/DINING AREA: 17'5 x 12'2 (5.31m x 3.71m)

Double glazed bifold doors opening onto rear garden, extensive range of grey & charcoal matt finish wall and base mounted storage units and drawers, roll edged work surfaces with inset 1 ½ bowl/single drainer white ceramic sink unit, built in 4-ring electric hob with extractor hood over, built in eye level double oven, integrated fridge/freezer, washing machine and dishwasher, matching island unit with further storage cupboards below, built in double storage cupboard housing hot water cylinder and boiler, continuation of wood effect floor, inset downlights.

EXTERIOR:

FRONTAGE:

Part shingled frontage providing off road parking for 2/3 vehicles, path leading to rear garden, electric car charging point.

REAR GARDEN:

Commencing with a paved porcelain tiled seating area leading to remainder which is mainly laid to lawn, exterior power point, lighting, water tap and side access paths to both sides of house.

SPECIFICATION:

Highly Appointed/Specified properties.

Luxury fitted carpets and LVT flooring throughout, porcelain tiles in the main bathroom and en-suite.

Kitchens: Fully fitted kitchen with branded appliances including built in fridge/freezer, dishwasher, oven, combination microwave oven and grill and induction hob.

Bathrooms & En Suites: Fully fitted bathrooms and en suites with porcelain tiled walls and flooring.

Heating System: The properties will benefit from a highly efficient 'Air Source Heat Pump' central heating system with under floor heating on the ground floor and radiators to the first and second floors.

AGENTS NOTE:

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale

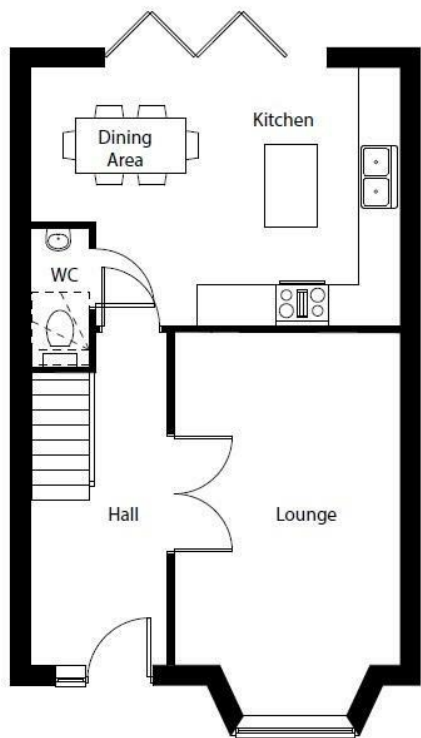
REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

VILLAGE OF SOUTHMINSTER:

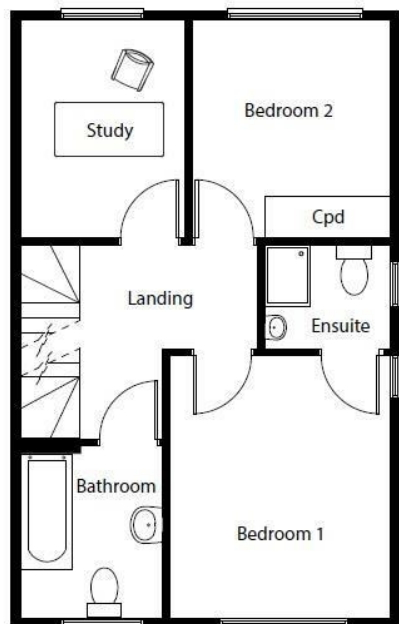
Southminster is a thriving village benefiting from its rail links into London Liverpool Street Station. The village offers a local primary school, day nursery and pre-school whilst schooling for older children is available in the nearby towns of Burnham-on-Crouch, Maldon and South Woodham Ferrers. There is a local park with an establish tennis club and various sports and social clubs. Shopping facilities include 3 convenience stores, a post office, traditional butcher, coffee shop, hairdressers, doctor's surgery, pharmacy, vet, takeaways and public houses.



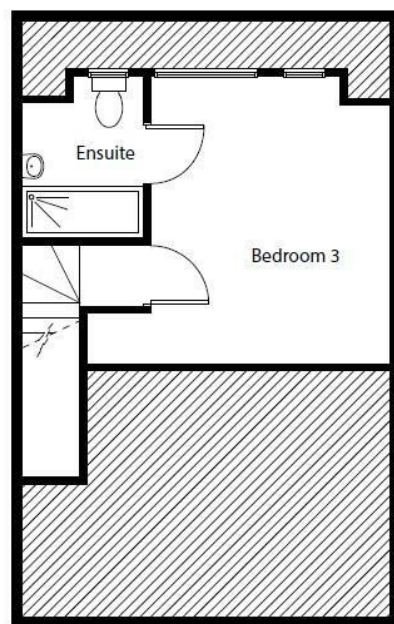




Ground Floor Plan
Plots 2,3,4,5,6,7,8



First Floor Plan



Second Floor Plan

