

Rowan End, Southminster , Essex CM0 7FT

Price £325,000

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

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GUIDE PRICE £325,000 - £350,000
Positioned favourably within a quiet no-through turning of similarly styled properties on this highly sought-after modern development, built by David Wilson Homes, is this spacious, light and airy end-of-terrace family home.

The substantial and well-presented accommodation begins with an inviting entrance hall leading to a convenient cloakroom, a well-equipped kitchen/breakfast room with integrated appliances, and a generous lounge/diner overlooking the rear garden.

On the first floor are three well-proportioned double bedrooms. The principal bedroom benefits from an en-suite shower room, while the remaining two bedrooms are served by an impressive family bathroom.

Externally, the property enjoys a larger-than-average, southerly facing rear garden, providing an excellent outdoor space for families and entertaining. To the front, there is off-road parking for two cars, with the potential to create a third parking space in place of the existing shrub area.

Southminster is a well-established and popular village offering a good range of amenities, including numerous shops, restaurants and everyday facilities. Southminster railway station is approximately one mile away and provides a direct commuter service to London Liverpool Street, with a journey time of around 70 minutes.

Energy Rating: B.







FIRST FLOOR:

LANDING:
Access to loft space, staircase down to ground floor, doors to:-

BEDROOM ONE: 10'8 x 9'4 (3.25m x 2.84m)
Double glazed window to rear, radiator, fitted wardrobe with sliding mirror doors, door to:-

EN-SUITE:
Obscure double glazed window to side, heated towel rail, three piece white suite comprising large fully tiled shower cubicle with matt black shower unit and glass door & screen, pedestal wash hand basin with tiled splash back and close coupled WC, extractor fan, wood effect flooring.

BEDROOM TWO: 12'7 x 8' (3.84m x 2.44m)
Double glazed window to front, radiator, built-in wardrobe.

BEDROOM THREE: 7'5 x 7'3 (2.26m x 2.21m)
Double glazed window to front, radiator.

FAMILY BATHROOM:
Obscure double glazed window to side, heated towel rail, three piece white suite comprising panelled bath, pedestal wash hand basin with tiled splash back and close coupled WC, tiled splash backs, extractor fan, wood effect flooring.

GROUND FLOOR:

ENTRANCE HALL:
Composite high security entrance door, radiator, doors to:

CLOAKROOM:
Radiator. Two piece white suite comprising corner pedestal wash hand basin with tiled splash back and close coupled WC, wood effect flooring, extractor fan.

KITCHEN/BREAKFAST ROOM: 13' x 8'2 (3.96m x 2.49m)
Double glazed bay window to front, radiator, extensive range of modern gloss fronted wall and base mounted storage units and drawers, roll edge work surfaces with inset sink & drainer unit, built in four ring gas hob with extractor hood over and oven below, integrated fridge/freezer, space and plumbing for washing machine and dishwasher, cupboard housing Ideal Logic gas fired combination boiler, wood effect flooring.

LOUNGE/DINER: 15'6 x 14'6>11'10 (4.72m x 4.42m>3.61m)
A lovely dual aspect room with double glazed window to side and double glazed French style doors side windows opening on to the rear garden, two radiators, large under stairs storage cupboard.

EXTERIOR:

REAR GARDEN:
Commencing with a large paved patio seating area leading to remainder which is laid to lawn, timber storage shed at rear, side access gate leading to:-

FRONTAGE:
Block paved driveway providing off road parking for two vehicles with provision for EV car charging point, access along side of house with gate to rear garden:-

TENURE & COUNCIL TAX:
The property is being sold freehold and is Council Tax Band C.
Estate Management Fee - Trinity Estates - £345 per annum

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.

Some photographs may have been digitally enhanced using AI for illustrative purposes. These images are intended to help prospective purchasers visualise the property and should not be relied upon as an exact representation of its current appearance or condition. No structural alterations are intended to be depicted. Purchasers should satisfy themselves as to the property's condition and features during their viewing.

MONEY LAUNDERING REGULATIONS (AML) and FINANCIAL SANCTION REGULATIONS:

In accordance with UK Anti-Money Laundering regulations, Church & Hawes are legally required to verify the identity of all purchasers before a property transaction can proceed. Church & Hawes use an online digital identification verification and compliance platform to carry out these important checks on our/your behalf.

A verification fee payable in advance of £40 per person (including VAT) will apply.

These checks must be completed and successfully verified before we are able to progress with the purchase.

Buyers will also be required to complete an Anti Money Laundering Source/Proof of Funds & Buyer Story Questionnaire

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 a 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.

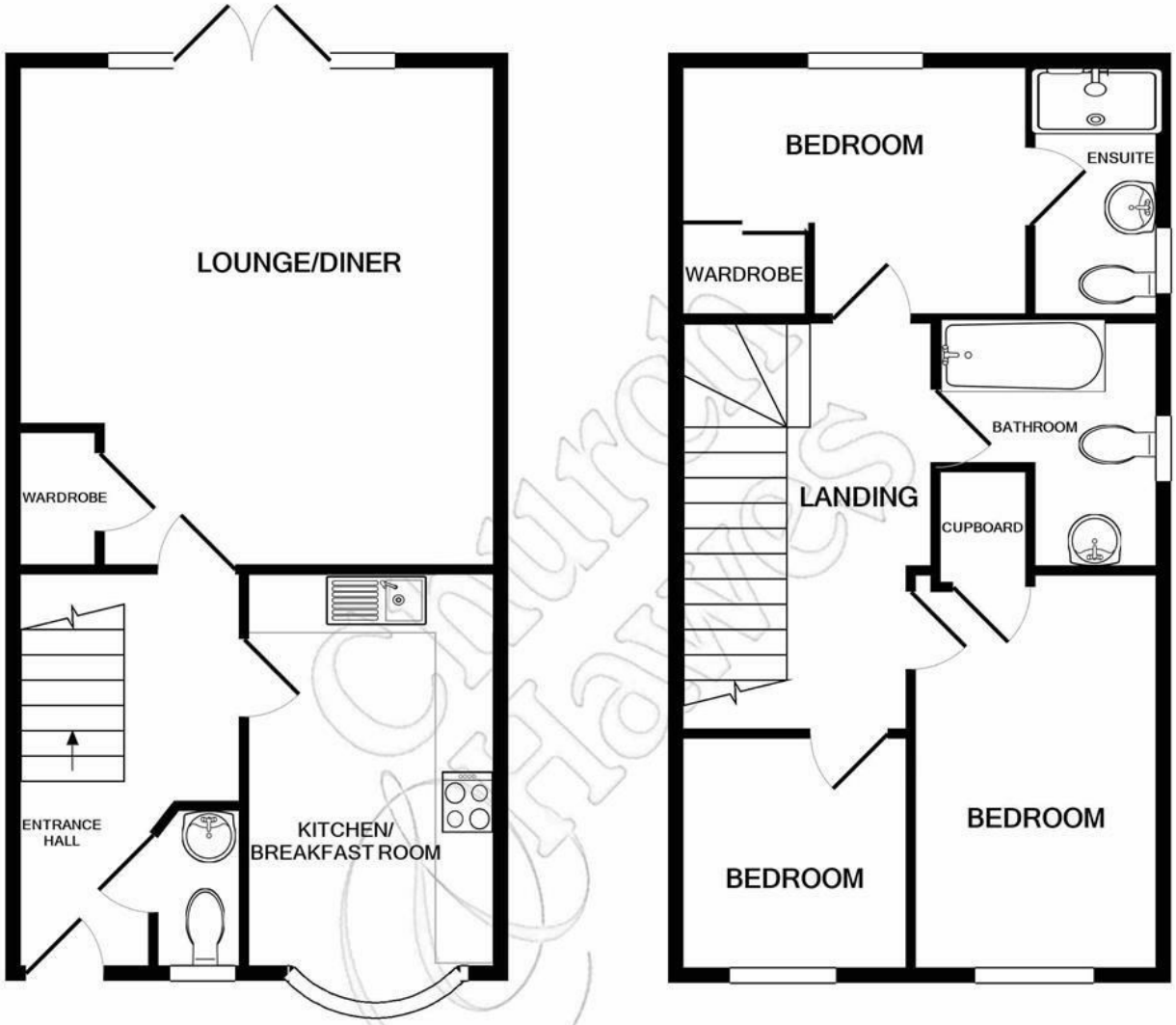
SOUTHMINSTER:
Southminster is a thriving village benefiting from its rail links into London Liverpool Street Station. The village offers a local primary school, day nursery and pre-school whilst schooling for older children is available in the nearby towns of Burnham-on-Crouch, Maldon and South Woodham 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.

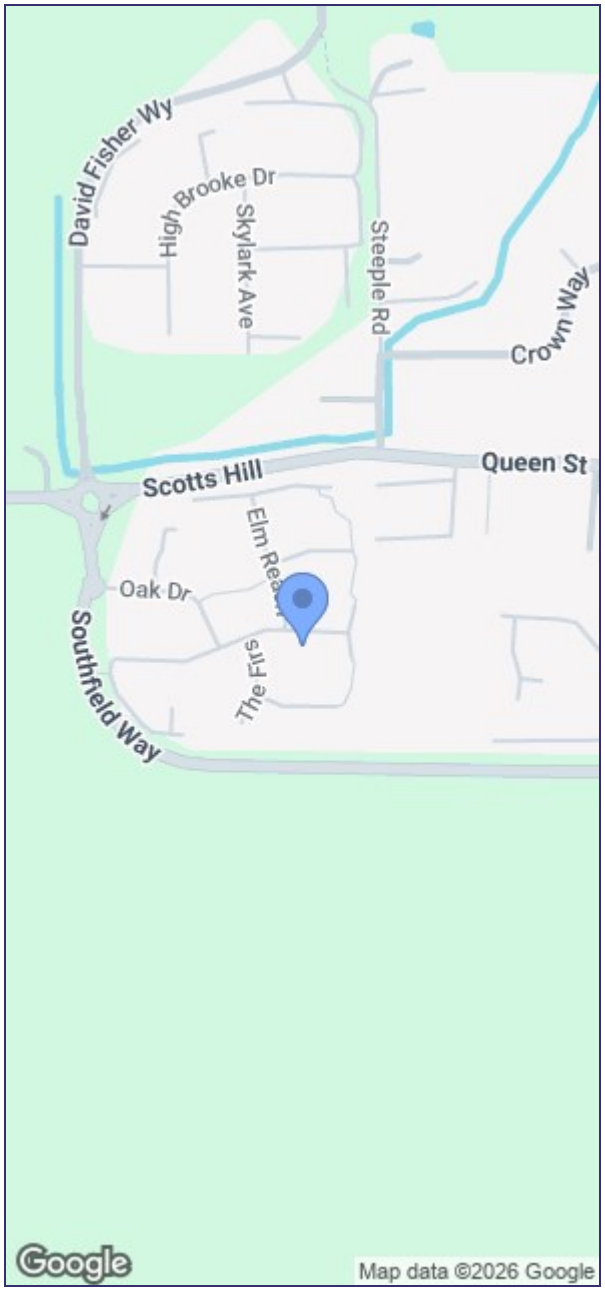












Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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