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Wick Farm Road, St Lawrence, Southminster, Essex £350,000

- No onward chain
- Three bedrooms
- Detached bungalow
- Driveway & garage
- Close to the waterfront
- Lounge/diner
- Conservatory
- Rural waterside village
- Secluded westerly facing garden
- EPC - E

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The Property Ombudsman SALES

Introduction - Situated within a desirable cul-de-sac just a short walk to the waterfront is this well presented detached bungalow. Occupying a corner plot, this property also features three bedrooms, a large bathroom with a four piece suite, kitchen, lounge/diner and a conservatory. Outside there is a front garden, driveway parking which leads to the garage and a westerly facing rear garden, benefiting from the afternoon and evening sun. Sold with the benefit of no onward chain.

Local Area - The tranquil riverside village of St Lawrence bay offers picturesque coastal walks into the heart of the Dengie Peninsular where the "Blackwater estuary" meets the North Sea providing a delightful village, with a thriving local community and located in a maritime setting with a highly regarded marina.

Entrance Hall
Door to front, access to the loft, electric digital thermostatic heater, airing cupboard and storage cupboard, doors leading to:

Lounge
14' 11" x 10' 10" (4.55m x 3.30m)
Double glazed bay window to the front, electric digital thermostatic heater, brick fireplace, open to the dining area:

Dining Area
8' 10" x 7' 11" (2.69m x 2.41m)
Double doors to the conservatory, electric heater.

Conservatory
8' 10" x 7' 4" (2.69m x 2.24m)
Double glazed windows to side and rear aspects, double glazed double doors to the side and tiled floor.

Kitchen
8' 8" x 7' 10" (2.64m x 2.39m)
Double glazed windows to rear, door to the garden, fitted with a range of wall and base units, finished with rolled edge work surfaces, inset sink drainer with mixer tap, inset hob with extractor above and stainless steel splash back. Built-in oven, tiled splash backs, tiled floor, space for washing machine and free-standing fridge freezer.

Bedroom One
10' 7" x 10' 7" (3.23m x 3.23m)
Double glazed window to front and electric digital thermostatic heater.

Bedroom Two
11' 6" x 8' 3" (3.51m x 2.51m)
Double glazed window to rear and electric digital thermostatic heater.

Bedroom Three
10' 3" x 8' 2" (3.12m x 2.49m)
Double glazed window to front and electric digital thermostatic heater.

Bathroom
Two opaque double glazed windows to rear, four piece suite comprising; ball and claw roll-top bath with mixer tap and shower attachment, pedestal wash hand basin, close coupled WC and shower cubicle with glass door. Part tiled walls and tiled floor.

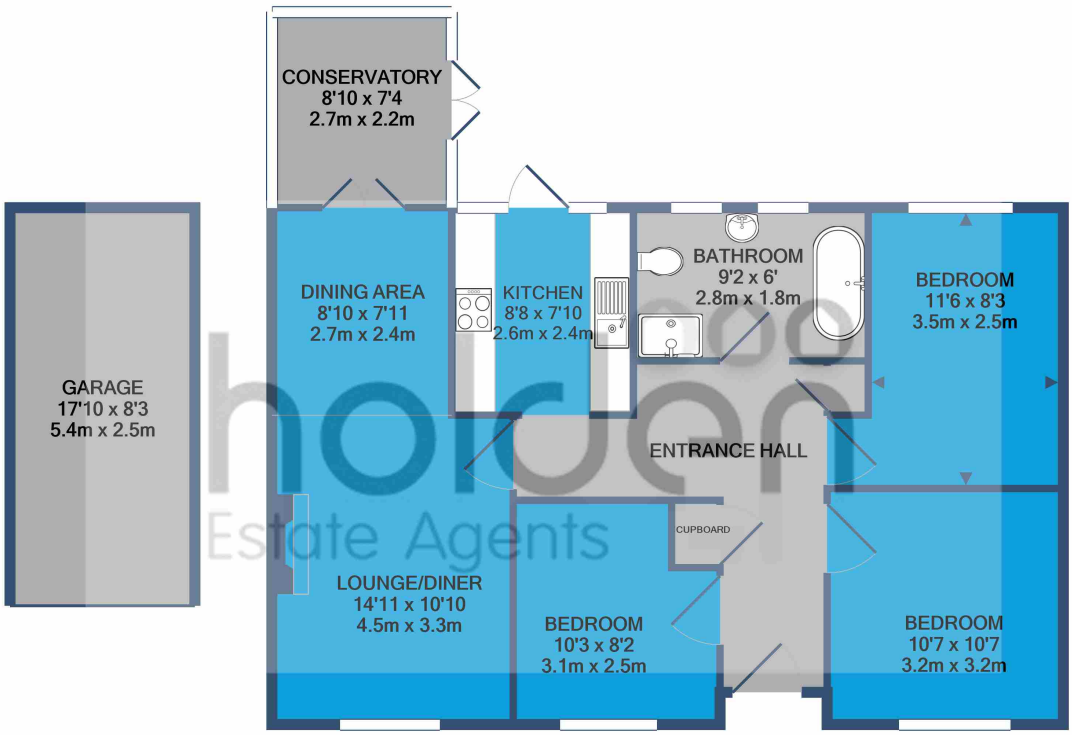
Outside

Front
Commencing with a lawn front garden with established bushes to the front boundary. A pathway leads to the front door. To the left hand side there is a driveway which leads to the garage.

Garage
17' 10" x 8' 3" (5.44m x 2.51m)
Accessed via an up and over door, power and lighting connected, rafter storage space.

Rear Garden
A secluded rear garden of a westerly orientation making the most of the afternoon and evening sun. The garden features a large paved patio, lawn, flower bed borders shed with power connected, side access gate and fencing to the boundaries. Outside tap and light.

FLOOR PLAN | Wick Farm Road St Lawrence Southminster CM0 7PF



TOTAL APPROX. FLOOR AREA 1030 SQ.FT. (95.7 SQ.M.)

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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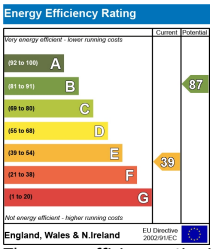
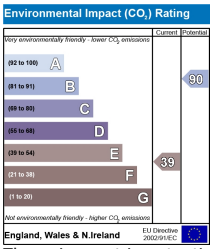
ENERGY GRAPHS

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

Energy Impact Rating



The environment impart rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating, the less impact it has on the environment.

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