



Buttercup Way, SOUTHMINSTER CM0 7RZ

welcome to

Buttercup Way, SOUTHMINSTER

*** GUIDE PRICE £450,000 - £475,000 *** This attractive four-bedroom detached family home is situated within the sought-after village of Southminster. The property offers well-proportioned accommodation throughout, including two reception rooms, a ground floor cloakroom and dining room.



Entrance Porch

Covered porch area with part glazed door leading to:
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Entrance Hall

Double glazed entrance door into entrance hallway, radiator, understairs cupboard, doors leading to: -

Cloakroom

Obscure double glazed window to side aspect, radiator, three piece suite comprising of wash hand basin, low level WC, partly tiled walls, tiled floor.

Study

8' 9" x 6' 6" (2.67m x 1.98m)
Double glazed UPVC window to front, radiator, pendant light and carpet throughout.

Lounge

14' 11" x 11' 7" (4.55m x 3.53m)
Sliding patio doors to the rear, opening out onto the garden, pendant light, carpeted throughout.

Dining Room

11' 7" x 8' 3" (3.53m x 2.51m)
Two double glazed UPVC windows to front aspect, radiator.

Kitchen

16' 10" x 8' 7" (5.13m x 2.62m)
Double glazed window to rear, kitchen comprising one and a half bowl sink inset into roll top work surface with modern range of cupboards and drawers under with matching eye level units, electric built in double oven, gas hob, tiled splashbacks, space and plumbing for kitchen appliances, space for fridge/freezer, tiled floor, radiator, part glazed door leading to side.

Landing

Feature double glazed arch window to side aspect, radiator, access to loft, airing cupboard, doors leading to: -

Bedroom 1

12' 1" max x 9' 10" plus recess (3.68m max x 3.00m plus recess)
Two double glazed windows to rear aspect, radiator, door to:

En Suit

Three piece suite comprising of fully tiled shower cubicle, pedestal wash hand basin, WC, partly tiled walls, tiled floors, extractor, obscure double glazed window to side, chrome heated towel rail.

Bedroom 2

12' 10" x 8' 3" max (3.91m x 2.51m max)
Two double glazed windows to front aspect, radiator.

Bedroom 3

9' 10" x 7' 8" (3.00m x 2.34m)
Double glazed window to front aspect, radiator.

Bedroom 4

8' 7" x 8' 4" max (2.62m x 2.54m max)
Double glazed window to rear aspect, radiator.

Bathroom

Three piece white suite comprising of panel bath with shower over, pedestal wash hand basin, low level YWCA/WC, partly tiled walls, tiled floor, extractor fan, chrome heated towel rail, obscure double glazed window to side aspect.

Outside

Garage

Up and over door, pitched roof for storage, power and light, private door leading to rear garden.

Front

Tarmac driveway area for multiple cars, laid to lawn, part enclosed by wooden fence, side gate access to garden.

Rear Garden

West facing rear garden with wood decked area leading to lawned garden, fully enclosed by panel fencing,



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Buttercup Way, SOUTHMINSTER

- En Suite to Master Bedroom
- Garage And Driveway Parking
- Two Reception Rooms
- Study
- Close To Schools And Local Amenities

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: D

guide price

£475,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MLN104796 - 0005

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