

Dow Court, Southminster

CMO 7AS

CURTIS O'BOYLE

Sales & Lettings





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CMO 7AS £440,000

Located in a quiet private turning in Southminster, this well-kept four-bedroom detached house is ideal for families. It features a lounge overlooking the garden, a spacious kitchen/diner, and an en-suite to the master bedroom, along with a family bathroom upstairs. Outside, there's a detached garage and driveway providing off-street parking, plus a private rear garden – perfect for relaxing or entertaining. Close to local schools, shops, and Southminster train station with direct links to London, this home offers both comfort and convenience.

ENTRANCE LOBBY Obscure double glazed entrance door, obscure double glazed window to front aspect, textured and coved ceiling, door to:

ENTRANCE HALL radiator, textured and coved ceiling, understairs cupboard.

WC Obscure double glazed window to front aspect, radiator, textured ceiling, close coupled WC, wash hand basin.

DINING AREA 11' 11" x 8' 9" (3.63m x 2.67m) Double glazed bay window to front aspect, radiator, textured and coved ceiling, open plan to:

KITCHEN 11' 10" x 8' 11" (3.61m x 2.72m) Double glazed door to side aspect, double glazed window to side aspect, textured and coved ceiling, fitted base and wall units, one and a quarter bowl sink unit with mixer tap inset into worktops, space for washing machine and dishwasher, part tiled walls.

LOUNGE 19' 11" x 11' 10" (6.07m x 3.61m) Double glazed French doors to rear garden, double glazed window to side aspect, two radiators, textured and coved ceiling.

FIRST FLOOR LANDING Double glazed window to side aspect, textured and coved ceiling, loft access (boarded), built in cupboard, airing cupboard.

BATHROOM Double glazed window to side aspect, radiator, textured and coved ceiling, panelled bath, pedestal wash hand basin, close coupled WC, part tiled walls, electric shaver point.

BEDROOM ONE 13' 3" x 11' 11" (4.04m x 3.63m) max. Double glazed window to front aspect, radiator, textured and coved ceiling.

ENSUITE Double glazed window to side aspect, heated towel rail, tiled shower cubicle, close coupled WC, wash hand basin, electric shaver point.

BEDROOM TWO 10' 2" x 9' 8" (3.1m x 2.95m) Double glazed window to rear aspect, radiator, textured and coved ceiling.

BEDROOM THREE 9' 11" x 8' 2" (3.02m x 2.49m) + recess. Double glazed window to rear aspect, radiator, textured and coved ceiling.

BEDROOM FOUR 7' 8" x 6' 8" (2.34m x 2.03m) + recess. Double glazed window to front aspect, radiator, textured and coved ceiling.

REAR GARDEN 45' (14m) approx in length Paved patio area, remainder mostly laid to lawn, panelled fencing, flower and shrub borders.

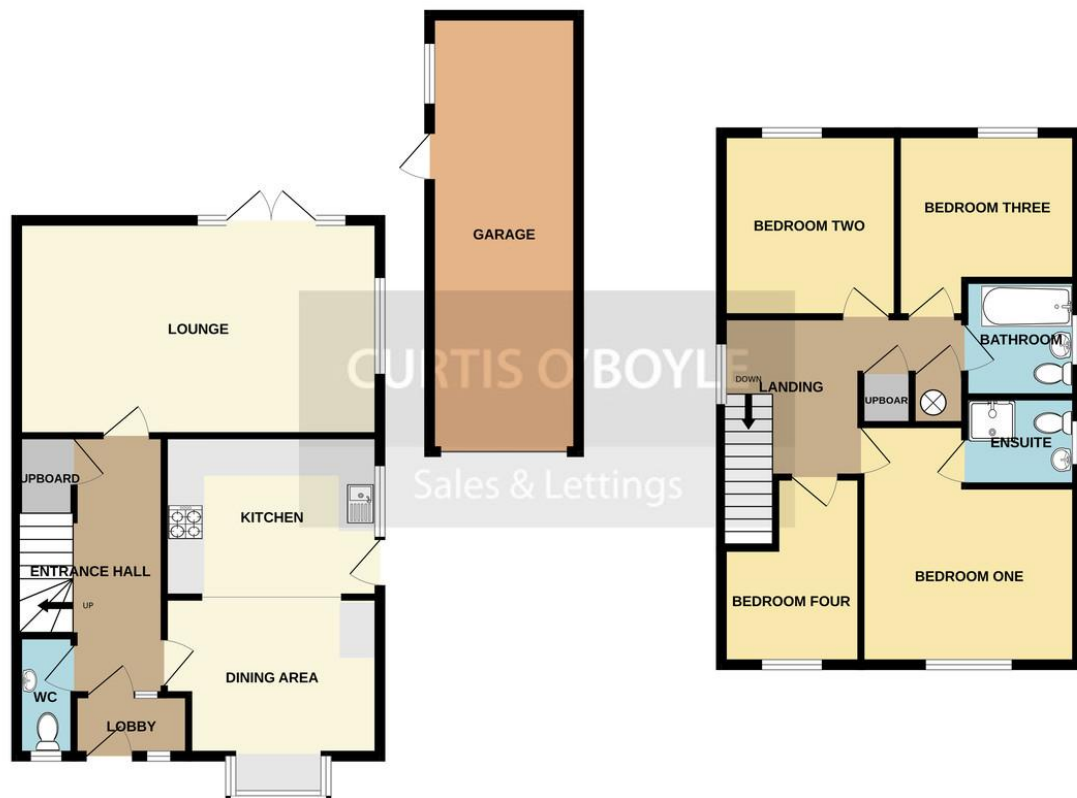
GARAGE 24' x 8' 2" (7.32m x 2.49m) Electric roll up door to front, eaves storage space, door and window to side aspect.



To view this property call Curtis O' Boyle Estate Agents on **01621 855558**

GROUND FLOOR
797 sq.ft. (74.1 sq.m.) approx.

1ST FLOOR
574 sq.ft. (53.3 sq.m.) approx.



TOTAL FLOOR AREA: 1371 sq.ft. (127.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error.



AWAITING EPC

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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