

Paul Mason Associates



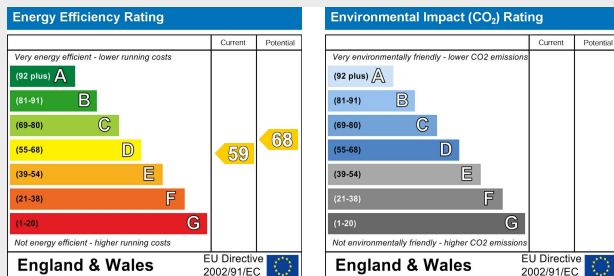
The Street, Steeple, Southminster, Essex, CM0 7LF  
Guide price £580,000

- Four Bedroom Detached House
- Shingle Driveway Providing Off Road Parking for Numerous Vehicles
- Detached Double Garage
- Open Plan Family Room/Lounge/Kitchen/Dining Room
- Study
- Snug/Dining Room
- En-Suite to Bedroom One
- Ground Floor Cloakroom
- Sizeable Rear Garden
- EPC - D

Guide Price £580,000 - £600,000....This beautifully presented four bedroom detached family home is located in the village of Steeple. Steeple is a small village consisting of less than 500 residents according to the 2021 census and is located east of Mayland on the southern side of the Blackwater Estuary within the Dengie Peninsula. The village benefits from many scenic countryside walks, The Star Inn which is a public house, a play field and park, village hall, a listed church dating back to the 12th century, and off Stansgate Road is the Marconi Sailing Club.

The accommodation commences with a welcoming entrance hall which provides access to the cloakroom, study/snug as well as the impressive open plan lounge/kitchen/dining room which includes a pantry cupboard and further units fitted to eye and base level with integrated appliances and a matching island with a breakfast bar and bi-folding doors opening to the rear garden making it an ideal space for spending time as a family or entertaining guests. To the first floor there are four bedrooms with bedroom one benefitting from an en-suite, and there is a separate family bathroom serving the remaining bedrooms.

Externally the adjoining rear garden provides plenty of outdoor space. There is a gated driveway to the side, a paved patio seating area, bark play area and a decorative raised flower bed with the remainder laid to lawn. To the front of the property, there is ample off road parking for numerous vehicles on the driveway, and access to the detached double garage. Viewing comes highly recommend to appreciate the property on offer.



## ACCOMMODATION

### GROUND FLOOR

Hallway

Cloakroom

2.3m x 0.9m (7'6" x 2'11")

Snug/Dining Room

3.61m x 2.87m (11'10" x 9'4")

Study

3.61m x 1.98m (11'10" x 6'5")

Open Plan Kitchen/Lounge/Dining Room

6.58m x 4.85m (21'7" x 15'10")

### FIRST FLOOR

Landing

Bedroom One

4.62m x 3.61m (15'1" x 11'10")

En-Suite

2.6m x 1.1m (8'6" x 3'7")

Bedroom Two

3.99m x 3.28m (13'1" x 10'9")

Bedroom Three

3.20m x 2.92m (10'5" x 9'6")

Bedroom Four

3.05m x 2.87m (10'0" x 9'4")

Family Bathroom

2.1m x 1.0m (6'10" x 3'3")

### EXTERIOR

Double Garage

Workshop

Rear Garden

Frontage

Viewings

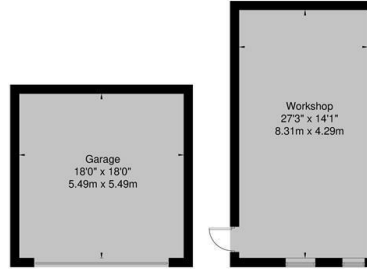
Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

### Important Notices

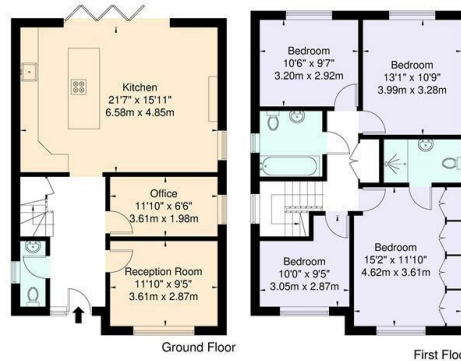
We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.

Maples, The Street Steeple, Southminster, Essex, CM0 7LF

Approximate Gross Internal Area = 131.2 sq m / 1412 sq ft  
Workshop = 35.7 sq m / 384 sq ft  
Garage = 30.2 sq m / 325 sq ft  
Total = 197.1 sq m / 2121 sq ft



(Not Shown In Actual Location / Orientation)



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.  
Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement.  
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



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