



## 27 FRANCIS WAY, WITHAM CM8

GUIDE PRICE £699,995

### 3 Bedrooms | 2 Bathrooms | 3 Receptions

**\*\* MUST VIEW \*\*** A rare opportunity to acquire this FULLY REFURBISHED detached BUNGALOW dating back to the 1920's, originally constructed as the servants quarters to the neighbour Manor, this tastefully modernised home retains many original character features, and is bursting with natural light in abundance within the spacious and versatile interior living space. Occupying a generous plot with pristine gardens to both front and rear together with an In/Out driveway, internally the property offers a 26' KITCHEN/FAMILY ROOM, together with a generous Living Room with vaulted ceiling, and bi-folding doors opening to the formal Dining Room. Three DOUBLE bedrooms are on offer, with an EN-SUITE to the Master Bedroom, as well as a spacious Family Bathroom with walk in shower. The property comes with an adjoining Garage and an array of garden outbuildings, giving excellent storage potential. Early viewing is simply a must in order to truly appreciate the unique and spacious opportunity on offer.





ACCOMMODATION

Porch

Tiled flooring, door to;

Inner Hall

Laminate flooring, 2 x radiators, storage cupboard, doors to;

Living Room 17’8” x 14’0” (5.39 x 4.28)

Vaulted ceiling, laminate flooring, bay window to rear aspect, french doors to rear garden, log burner, alcove storage cupboard, bi-folding doors opening to;

Dining Room 13’2” x 14’0” (4.02 x 4.27)

Laminate flooring, bay window to rear aspect, radiator, door to;

Kitchen/Family Room 26’4” x 12’7” (8.03 x 3.86)

Bay window to front aspect and further windows to side and rear, side entrance door, vinyl tiled flooring, family room/dining area opening to modern kitchen with wall and base level units, incorporating a central island unit with breakfast bar, roll edged worktops, integral double oven, four ring hob, fridge-freezer and dishwasher. Space for washing machine, oversized stainless steel sink with drainer, tiled upstands.

Master Bedroom 13’11” x 13’9” (4.26 x 4.20)

Double glazed window to rear aspect, carpet flooring, radiator, opening to;

En-Suite

Large shower enclosure, WC, hand wash basin inset to vanity unit, chrome heated towel radiator, tiled flooring

Bedroom Two 13’6” x 11’11” (4.12 x 3.64)

Carpet flooring, radiator, bay window to front aspect, bespoke fitted wardrobes and bedside furniture

Bedroom Three 12’7” x 10’4” (3.85 x 3.16)

Bay window to front aspect, carpet flooring, radiator

Bathroom

Walk in oversized shower enclosure, roll top bath with mixer tap, oversized his and hers hand wash basin inset to vanity unit, vertical column radiator, tiled flooring

EXTERIOR

Garage

Large single Garage to side

Front

In/Out Drive with block paved driveway giving excellent parking space for several vehicles. Side access to rear garden

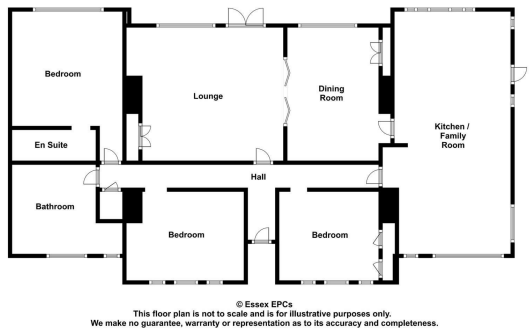
Rear Garden

Generous plot commencing with a paved patio area, opening to garden laid largely to lawn incorporating a range of mature flower beds, trees, and borders, with 2 x outbuildings to the lower garden.

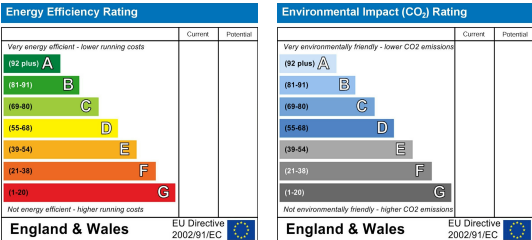
Area Map



Floor Plans



Energy Efficiency Graph



Branocs endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.



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