



Southcote Road

Witham, CM8 2JA

Freehold
Tax Band: B

Guide Price £400,000



EXTENDED and boasting a LARGE 80' REAR GARDEN and FOUR BEDROOMS (with an EN SUITE to the large master suite) is this deceptively SPACIOUS family home - that must be viewed for the true size to be appreciated! Further offering a MODERN KITCHEN & OPEN-PLAN FAMILY ROOM, spacious lounge, utility room, driveway parking, SOLAR PANELS creating cheaper energy bills* and located just 0.8 MILE to Witham Station and set in a quiet CUL-DE-SAC. For sale with NO ONWARD CHAIN!



Southcote Road, Witham, CM8 2JA

The accommodation, with approximate room sizes, is as follows:

GROUND FLOOR ACCOMMODATION:

ENTRANCE PORCH:

Part-glazed entrance door with obscure double glazed windows to each side aspect, parquet flooring, door to inner hall.

INNER HALL:

Stairs to first floor, radiator, door into lounge.

LOUNGE:

14'38 x 13'61 (4.27m x 3.96m)

Double glazed window to front aspect, gas fireplace with exposed brick surround, radiator, laminate flooring and smooth coved ceiling.

KITCHEN / DINER:

16'74 x 9'85 (4.88m x 2.74m)

Double glazed windows to side and rear aspects, a series of matching base and wall units, roll top work surfaces incorporating one and a half bowl sink with central mixer tap and drainer, built-in double oven, electric hob with extractor hood over, space for fridge/freezer and dishwasher, radiator, tiled flooring. Open to family room.

CLOAKROOM:

Obscure double glazed window to side aspect, inset WC, vanity wash hand basin with tiled splash backs, vinyl flooring, smooth ceiling.

FAMILY ROOM:

Two Velux windows to rear aspect, radiator, laminate flooring, smooth part-vaulted ceiling with sunken spotlights. French doors onto rear garden.

UTILITY ROOM:

Double glazed window to rear aspect, a series of matching base and wall units, roll top work surfaces, space for washing machine, tumble dryer and low level fridge or freezer, radiator, laminate flooring and smooth ceiling with sunken spotlights.

FIRST FLOOR ACCOMMODATION:

LANDING:

Stairs to second floor, radiator, carpeted flooring and smooth ceiling.

BEDROOM TWO:

10'31 x 8'58 (3.05m x 2.44m)

Double glazed window to rear aspect, radiator, carpeted flooring and smooth coved ceiling.

BEDROOM THREE:

10'28 x 8'68 (3.05m x 2.44m)

Double glazed window to front aspect, airing cupboard, radiator, laminate flooring.

BEDROOM FOUR:

8'98 x 8'02 (2.44m x 2.49m)

Double glazed window to rear aspect, radiator, carpeted flooring.

FAMILY BATHROOM:

Obscure double glazed window to front aspect, panelled bath with central mixer tap and shower over, low level WC, pedestal wash hand basin with tiled splash backs, shaver point, extractor fan, heated towel rail, tiled flooring and smooth coved ceiling with sunken spotlights.

SECOND FLOOR ACCOMMODATION:

LANDING:

Velux window to front aspect, eaves storage cupboard and carpeted flooring.

MASTER BEDROOM:

13'56 x 11'79 (3.96m x 3.35m)

Double glazed window to rear aspect, walk-in wardrobes, radiator, carpeted flooring and smooth ceiling.

EN-SUITE:

Velux window to front aspect, fully tiled double shower with dual shower, low level WC, inset wash hand basin with tiled splash backs, shaver point, extractor fan, heated towel rail, tiled flooring.

EXTERIOR:

REAR GARDEN:

80' (24.38m)

80ft fenced rear garden commencing with patio area to immediate rear, remainder mainly laid to lawn with storage shed to rear, pond, mature fruit trees and gated side access.

DRIVEWAY & PARKING:

Driveway parking for two vehicles with further on-street parking available.

AGENTS NOTES:

The property benefits from Solar Panels which will benefit a new occupier with savings on electricity bills.

Council Tax Band: B

For further information about this property, please contact Sole Agents, Hamilton Piers.

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL



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All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

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