



## Evans Way

Witham, CM8 2FX

Freehold  
Tax Band: D

**Guide Price £400,000**



**\*\*GUIDE PRICE £400,000-£425,000\*\*** Benefiting from a modern 17' kitchen/diner, spacious 16' lounge plus EN-SUITE to master bedroom and a CARPORT with driveway parking for three vehicles is this IMMACULATEDLY PRESENTED three bedroom SEMI-DETACHED property. Boasting a sizeable and NEWLY LANDSCAPED rear garden with POTENTIAL TO EXTEND (STPP) and built in 2018 - STILL UNDER WARRANTY. Ideally located in a set-back position on a recently established development, just 1.4 miles to Witham Station (with links to London) & close to shops/amenities & schools.



# Evans Way, Witham, CM8 2FX

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

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Part-glazed entry door, stairs to first floor, radiator, security alarm system, tiled flooring and smooth ceiling.

### CLOAKROOM:

Opaque double glazed window to side aspect, low level WC, inset wash hand basin with tiled splash backs, radiator, extractor fan, tiled flooring and smooth ceiling.

### LOUNGE:

16'12 x 10'29 (4.88m x 3.05m)

Double glazed window to front aspect (fitted with wooden shutters), two radiators, tiled flooring and smooth ceiling.

### KITCHEN / DINER:

17'70 x 10'12 (5.18m x 3.05m)

Double glazed window to rear aspect, a series of matching base and wall units, edged work surfaces incorporating one and a half bowl sink with central mixer tap and drainer, built-in oven, gas hob with extractor hood over, integrated fridge/freezer, space for washing machine and dishwasher, under stairs storage cupboard, wall-mounted boiler (in cupboard), radiator, tiled flooring and smooth ceiling. French doors onto rear garden.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Airing cupboard and additional large storage cupboard, loft access (fully boarded with ladder and lighting), carpeted flooring and smooth ceiling.

### MASTER BEDROOM:

10'26 x 9'82 (3.05m x 2.74m)

Double glazed window to front aspect (fitted with wooden shutters), radiator, carpeted flooring and smooth ceiling.

### EN-SUITE:

Enclosed and fully tiled double shower, inset WC, inset

wash hand basin with tiled splash backs, extractor fan, radiator, tiled flooring and smooth ceiling with sunken spotlights.

### BEDROOM TWO:

11'27 x 9'09 (3.35m x 2.97m)

Double glazed window to rear aspect (fitted with wooden shutters), radiator, carpeted flooring and smooth ceiling.

### BEDROOM THREE:

8'61 reducing to 7'87 x 8'34 (2.44m reducing to 2.13m x 2.44m)

Double glazed window to rear aspect (fitted with wooden shutters), radiator, carpeted flooring and smooth ceiling.

### BATHROOM:

Opaque double glazed window to front aspect (fitted with wooden shutters), panelled bath with central mixer tap and dual shower over, inset WC, inset wash hand basin with tiled splash backs, extractor fan, radiator, tiled flooring and smooth ceiling with sunken spotlights.

## EXTERIOR:

### REAR GARDEN:

Sizeable and newly landscaped rear garden comprising patio area to immediate rear with pathway to a rear raised patio reception area sheltered by trees to boundary, remainder mainly laid to lawn with barked area, storage shed and gated side access to carport and driveway.

### CARPORT, DRIVEWAY & PARKING:

Carport with driveway parking for three vehicles. Further possibility to park one vehicle to the immediate front of the property and visitors spaces along roadside.

### AGENTS NOTES:

Council Tax Band: D

For further information regarding this property, please contact 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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