



Station Road

White Notley, Witham, CM8 1RS

Freehold
Tax Band:

Offers In Excess Of £850,000



Prestige Homes by Hamilton Piers are pleased to offer this contemporary, high-quality single storey property, newly built by local family bespoke developers and benefiting from a 23' vaulted kitchen/breakfast room, 30' triple aspect living room and an impressive wrap-around plot with stunning countryside views to the rear. Offering electric gated entry with a detached garage and ample parking, three double bedrooms (two with en-suites) and main bathroom plus utility room and cloakroom. Finished with high spec integrated appliances with a choice of Amtico flooring for a purchaser*. Ideally positioned in a semi-rural village location with easy access to White Notley Station (0.2m), Crossing Station (2.3m) nearby towns of Witham, Chelmsford & A12/A12/M11.



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

ENTRY:

INNER HALL:

LIVING ROOM:

30'1 x 18'10 (9.17m x 5.74m)

KITCHEN / BREAKFAST ROOM:

23'00 x 15'5 (7.01m x 4.70m)

UTILITY ROOM:

10'7 x 7'10 (3.23m x 2.39m)

CLOAKROOM:

MASTER BEDROOM:

16'5 x 15'4 (5.00m x 4.67m)

EN-SUITE:

BEDROOM TWO:

15'8 x 13'2 (4.78m x 4.01m)

EN-SUITE:

BEDROOM THREE:

15'5 x 8'9 (4.70m x 2.67m)

MAIN BATHROOM:

EXTERIOR:

FRONT & REAR GARDENS:

GARAGE, GATED DRIVEWAY & PARKING:

AGENTS NOTES:

Council Tax Band: TBC

For further information regarding this property, please contact Hamilton Piers.



At Hamilton Piers we aim to ensure our particulars are accurate and reliable. However, they do not constitute any offer or contract, nor are they to be taken as statements or representations of fact. No tests have been carried out by us in respect of services, systems or appliances contained in the specification and no guarantee as to their operating ability or efficiency is given (unless stated otherwise).

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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