



## Dormer Drive

Freehold  
Tax Band: E

Silver End, Witham, CM8 3XS

**Offers In Excess Of £500,000**



Boasting an UNOVERLOOKED & generously sized rear garden with COUNTRYSIDE VIEWS to rear, a modern 22' TRIPLE ASPECT kitchen/diner plus UTILITY room, a spacious lounge & STUDY/PLAYROOM is this RECENTLY BUILT four bedroom detached property. Benefiting from an EN-SUITE to master, family bathroom & d/stairs cloakroom, a garage & driveway for two vehicles. STILL UNDER WARRANTY and having been recently UPGRADED throughout - Ideally situated in a recently established development in Silver End, with easy access to local amenities plus nearby train stations and road links. Viewings highly advised!



# Dormer Drive, Silver End, Witham, CM8 3XS

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

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Two double glazed windows to front aspect (fitted with wooden shutters), stairs to first floor, double width storage cupboard and under stairs cupboard, radiator, tiled flooring and smooth ceiling.

### STUDY / PLAYROOM:

8'8 x 8'1 (2.64m x 2.46m)

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

### LOUNGE:

13'00 x 9'10 (3.96m x 3.00m)

Double glazed windows to rear aspect (fitted with wooden shutters), media wall with inset electric feature fire, radiator, tiled flooring and smooth ceiling. French doors onto rear garden.

### KITCHEN / DINER:

22'8 x 9'7 (6.91m x 2.92m)

Double glazed windows to front, side and rear aspects (all fitted with wooden shutters), a series of matching base and wall units, edged work surfaces incorporating a one and a half ceramic sink with central mixer tap and drainer, built-in double oven, gas hob with extractor hood over, integrated fridge/freezer and dishwasher, radiator, tiled flooring and smooth ceiling.

### UTILITY ROOM:

Matching base and wall units, edged work surfaces, wall-mounted boiler (in cupboard), space for washing machine and tumble dryer, tiled flooring and smooth ceiling. Door to rear garden.

### CLOAKROOM:

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

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Airing cupboard, loft access, radiator, carpeted flooring and smooth ceiling.

### MASTER BEDROOM:

11'1 x 9'9 (3.38m x 2.97m)

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

### EN-SUITE:

Opaque double glazed window to rear aspect, enclosed and fully tiled double shower, inset WC, inset wash hand basin with tiled splash backs, shaver point, extractor fan, heated towel rail, tiled flooring and smooth ceiling with sunken spotlights.

### BEDROOM TWO:

10'9 x 10'00 (3.28m x 3.05m)

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

### BEDROOM THREE:

9'00 x 8'9 max (2.74m x 2.67m max)

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

### BEDROOM FOUR:

9'3 x 8'9 (2.82m x 2.67m)

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

### FAMILY BATHROOM:

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

### EXTERIOR:

### REAR GARDEN:

Unoverlooked rear garden with countryside views to rear aspect, enclosed by fencing and comprising patio area across the property rear, newly landscaped to incorporate a play area and pergola with BBQ/reception area, access to garage and gated side access.

### GARAGE, DRIVEWAY & PARKING:

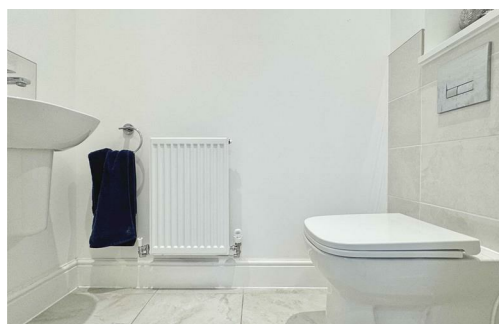
Garage fitted with power, lighting and electric roller door. Driveway parking for two vehicles.

### AGENTS NOTES:

Council Tax Band: E

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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