HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Rosina Place

Freehold
Tax Band: G

Wickham Bishops, Witham, CM8 3GB

Guide Price £1,150,000

5 4 3 B

Prestige Homes by Hamilton Piers are delighted to introduce for sale this FIVE DOUBLE bedroom detached property, CONSTRUCTED IN 2021 and boasting an impressive 1/3 ACRE PLOT, a generously sized SOUTH-FACING rear garden plus a 35' kitchen/dining/family room with UTILITY room, 18' DUAL ASPECT lounge with log burner and OFFICE/PLAYROOM. Benefiting from a detached DOUBLE GARAGE with driveway parking for up to TEN vehicles, UNDERFLOOR HEATING throughout the ground floor and TWO EN-SUITES plua family bathroom & d/stairs cloakroom. Ideally tucked away in a CUL-DE-SAC position within the highly regarded Wickham Bishops - Close to local amenities and just 3.5 miles to Witham Station (mainline service to London Liverpool St). Internal viewings are highly recommended.

PRESTIGE HOMES
BY HAMILTON PIERS

Rosina Place, Wickham Bishops, Witham, CM8 3GB

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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:
Double glazed windows to front aspect, stairs to first floor, under stairs storage cupboard, Amtico flooring with under floor heating and smooth coved ceiling with sunken spotlights.

CLOAKROOM:
Inset WC, inset wash hand basin with tiled splash back, extractor fan, tiled flooring with under floor heating and smooth coved ceiling.

HOME OFFICE / PLAYROOM:
14'4 x 13'4 (4.37m x 4.06m)
Double glazed windows to front and side aspects (both fitted with shutters), carpeted flooring with under floor heating and smooth coved ceiling.

LOUNGE:
18'4 x 14'9 (5.59m x 4.50m)
Double glazed windows to front and side aspects (all fitted with shutters), central log burning fireplace with exposed brick surround, carpeted flooring with under floor heating and smooth coved ceiling.

KITCHEN / DINING / FAMILY ROOM:
Double glazed window to rear aspect, a series of high quality matching base and wall units, edged work surfaces in Quartz incorporating a one and a half bowl sink with central mixer tap, two built-in Miele ovens and additional steam oven, five ring Miele gas hob with extractor hood over, integrated full length fridge and dishwasher, floating island with further storage units and breakfast bar seating area. Adjoins dining and family room, all fitted with tiled flooring and under floor heating. Bi-folding doors across rear aspect.

UTILITY ROOM:
A series of high quality matching base and wall units, edged work surfaces in Quartz incorporating a single bowl sink with central mixer tap, space for freezer, washing machine and tumble dryer, wall-mounted boiler (in cupboard), tiled flooring with under floor heating and smooth coved ceiling. Door to side aspect.

FIRST FLOOR ACCOMMODATION:

LANDING:
Spacious galleried staircase with built-in airing cupboard, carpeted flooring, smooth coved ceiling with sunken spotlights and vaulted glass lantern skylight.

MASTER BEDROOM:
15'10 x 15'5 (4.83m x 4.70m)
Double glazed window to rear aspect (fitted with shutters), a range of built-in wardrobes, radiator, carpeted flooring and smooth coved ceiling.

EN-SUITE:
Opaque double glazed window to side aspect, fully tiled double shower unit set behind glass enclosure, inset WC, inset wash hand basin with tiled splash back, heated towel rail, shaver point, extractor fan, tiled flooring and smooth ceiling with sunken spotlights.

BEDROOM TWO:
13'4 x 11'9 (4.06m x 3.58m)
Double glazed window to rear aspect (fitted with shutters), radiator, carpeted flooring and smooth coved ceiling.

EN-SUITE:
Opaque double glazed window to side aspect, fully tiled and enclosed double shower unit set behind glass enclosure, inset WC, inset wash hand basin with tiled splash back, heated towel rail, shaver point, extractor fan, tiled flooring and smooth ceiling with sunken spotlights.

BEDROOM THREE:
13'3 x 11'5 (4.04m x 3.48m)
Double glazed window to front aspect (fitted with shutters), built-in wardrobes, radiator, carpeted flooring and smooth coved ceiling.

BEDROOM FOUR:
17'2 x 11'5 (5.23m x 3.48m)
Double glazed window to rear aspect (fitted with shutters), built-in wardrobes, radiator, carpeted flooring and smooth coved ceiling.

BEDROOM FIVE:
13'7 reducing to 10'4 x 10'4 (4.14m reducing to 3.15m x 3.15m)
Double glazed window to rear aspect (fitted with shutters), radiator, carpeted flooring and smooth coved ceiling.

FAMILY BATHROOM:
Opaque double glazed window to front aspect, enclosed and fully tiled shower unit set behind glass enclosure, panelled bath with central mixer tap and shower attachment, inset WC, inset wash hand basin with tiled splash back, shaver point, extractor fan, heated towel rail, tiled flooring and smooth coved ceiling with sunken spotlights.

EXTERIOR:

REAR GARDEN:
Very generously sized, low-maintenance South-Facing rear garden comprising patio area across property rear and sides with remainder mainly laid to lawn, access into double garage and gated access to each side.

GARAGE, DRIVEWAY & PARKING:
Detached double garage fitted with power, lighting and up & over electric roller door. Driveway parking for multiple vehicles.

AGENTS NOTES:
Council Tax Band: G

For further information regarding this property, please contact Prestige Homes by 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.