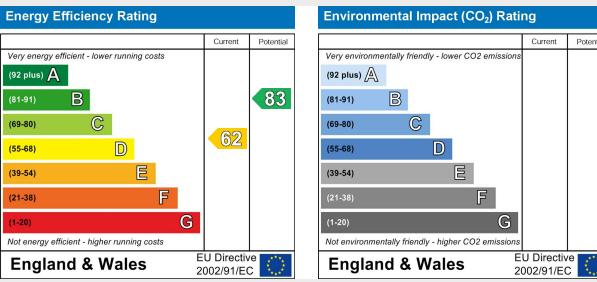


Paul Mason
Associates



Byron Drive, Wickham Bishops, Essex, CM8 3ND
Offers in excess of £685,000

- Completely re-furbished by the present sellers to a high standard throughout
- Plot measuring 196' x 47' max
- Highly sought after and desirable cul-de-sac location
- Three double bedrooms
- Re-fitted four piece bathroom plus ground floor cloakroom
- 23'9 x 10' re-fitted kitchen/dining room plus separate utility room
- Two spacious reception rooms
- Replaced double glazing throughout
- Detached log cabin - Ideal for home workers
- EPC - D



Situated in a highly sought after cul-de-sac location within the desirable Essex village of Wickham Bishops, is this splendid detached property which has been extended and completely re-furbished by the present sellers to a high standard throughout. An internal viewing is highly recommended to appreciate this splendid detached family home, which is set well back from the road and also boasts a wonderful mature and well maintained garden measuring approx 100' x 47' max. The accommodation is extremely well presented and includes three spacious double bedrooms, re-fitted four piece family bathroom suite, two good size reception rooms, 23'9 x 10' re-fitted kitchen/dining room plus separate utility room and ground floor cloakroom. The property also boasts a large detached log cabin to the exterior with power and light, ideal for home workers. Further features include replaced UPVC double glazing throughout, gas central heating and large driveway providing ample off street parking. The property also previously had planning permission to add a fourth bedroom and this could easily be added subject to any current planning permissions or building regulation approval. INTERNAL VIEWING HIGHLY RECOMMENDED.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Distances

Witham train station - 3.3 miles
Hatfield Peverel train station - 4.3 miles
A12 - 4.9 miles
Chelmsford city centre - 11 miles
Maldon town centre - 4 miles

All distances are approximate

ACCOMMODATION

GROUND FLOOR

Reception Hall / Study / Sitting Room

15'1" x 14'0"

Replaced double glazed bay window to front and composite entrance door. Engineered Oak flooring. Radiator. Coved ceiling. Large built in double width storage cupboard and further built in cloaks cupboard.

Cloakroom

Modern white suite comprising low level WC and vanity wash hand basin with mixer taps and tiled splash back. Radiator. Coved ceiling. Engineered Oak flooring. Extractor fan. Part wood panelled walls.

Lounge

17'1" x 14'4"

Replaced double glazed bay window to front and further window to side. Radiator. Television point. Two radiators. Coved ceiling. Engineered Oak flooring.

Kitchen/Dining Room

23'9" x 10'0"

Replaced double glazed French doors and windows to rear. An extensive range of re-fitted 'Howdens' units to base and eye level finished with laminate roll top work surfaces incorporating sink unit with mixer taps. Space for range style cooker with stainless steel extractor hood over. Space for full height fridge/freezer. Engineered Oak flooring. Part tiled walls. Coved ceiling. Inset spot lighting.

Utility Room

10'4" x 8'0"

Replaced double glazed door and window to rear. Re-fitted 'Howdens' units to base level finished with laminate roll top work surfaces incorporating sink unit with mixer taps. Space and plumbing for

washing machine and dishwasher. Space for full height fridge/freezer. Wall mounted gas fired boiler. Engineered Oak flooring. Part tiled walls. Coved ceiling. Extractor fan.

FIRST FLOOR

Bedroom One

17'2" x 11'0"

Replaced double glazed window to front. Radiator. Coved ceiling. Built in storage cupboard/wardrobe. A ample size bedroom with space to add an en-suite should it be required, subject to planning.

Bedroom Two

12'1" x 10'0"

Replaced double glazed window to rear. Radiator. Coved ceiling. Built in double wardrobe. Loft access.

Bedroom Three

11'0" x 9'3"

Replaced double glazed window to front. Radiator. Coved ceiling. Fitted book shelf.

Re-Fitted Bathroom

Replaced obscure double glazed window to rear. Re-fitted modern white four piece suite comprising

panelled bath with mixer taps and shower attachment. Low level WC with concealed cistern. Vanity wash hand basin with mixer taps and storage below. Large shower cubicle with fitted glass shower screen and tiled surround. Fully tiled walls and flooring. Underfloor heating. Inset spot lighting. Extractor. Fitted modern units to base level ideal for storage.

Landing

Replaced double glazed window to front. Airing cupboard. Coved ceiling. Stairs to ground floor.

EXTERIOR - PLOT MEASURING 196' X 47' MAX

Front Garden

Large block paved driveway providing ample off street parking. Large lawned garden with various flowers and shrubs.

Rear Garden - 100' x 47' max

A splendid secluded rear garden which has been landscaped and beautifully maintained by the present sellers. The garden commences with an Indian sandstone area.

Remainder laid to lawn with an array and flowers, trees and shrubs. Private enclosed gazebo and numerous pergolas, offering wonderful sitting areas. Feature fish pond with built in filtration system. Fencing to boundaries. Two timber framed sheds to remain. Access to sides.

Detached Log Cabin

15'8" x 9'1"

French doors and windows to side. Power and light connected. Fitted storage units to base level.

Services

Gas central heating via combi boiler installed in 2016. Mains water supply and drainage.

Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should

not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.



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