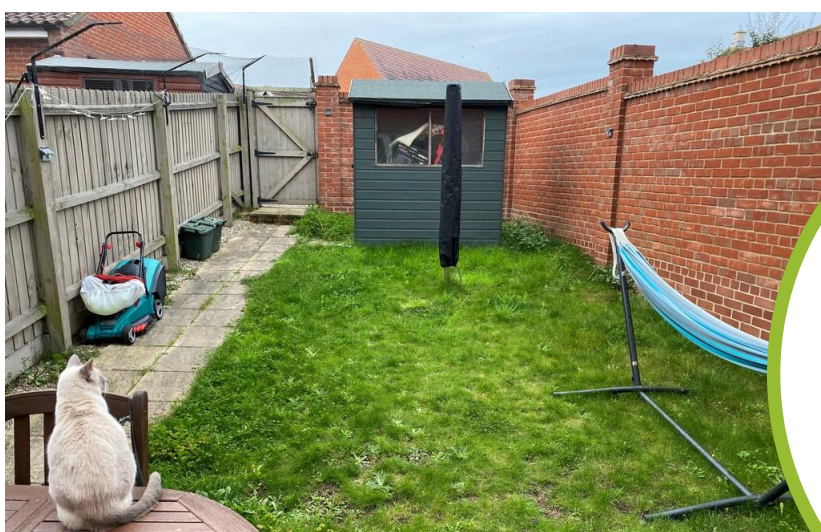


11 Hutley Close, Witham, CM8 1FZ



Freehold

£315,000

Subject to contract

2 bedrooms  
1 reception room  
2 bathrooms



Set in a new development with field views, this two bedroom end of terrace property is being offered to the market with no onward chain. In addition the home benefits from the remainder of NHBC guarantee, two allocated parking spaces and an en-suite to the master bedroom.

# Some details

## General information

Offered to the market with no onward chain is this two bedroom end of terrace property benefitting from the remainder of NHBC guarantee, two allocated parking spaces and an en-suite to the master bedroom.

In brief, accommodation comprises entrance door leading into the hallway where there is a large under stairs storage cupboard and door into the lounge with a box bay window to the front aspect and stairs rising to the first floor. The kitchen/diner has double glazed French doors opening out to the rear garden and is fitted with matching high gloss eye and base level units incorporating cupboards and drawers. There is a four ring ceramic hob with extractor hood above and oven beneath and an integrated fridge/freezer. A one and a half bowl stainless steel sink and drainer unit with mixer tap inset to worksurface. The utility area has base level units with an integrated washing machine to remain. A door from the utility area leads to the downstairs cloakroom.

The first floor landing has a window to the side aspect and an airing cupboard. Bedroom two is a double size room with a window to the front aspect and has a built in storage cupboard. The master bedroom has a window to the rear aspect and benefits from mirrored sliding wardrobes and an en-suite shower room comprising low level W.C, wash hand basin and enclosed shower cubicle. The family bathroom comprises of a low level W.C, wash hand basin and panel enclosed bath.

### Lounge

15' x 10' 5" (4.57m x 3.18m)

### Kitchen/dining room

13' 1" x 11' (3.99m x 3.35m)

### Cloakroom

5' 5" x 3' 5" (1.65m x 1.04m)

### Landing

### Bedroom one

9' 5" x 8' 6" (2.87m x 2.59m)

### Ensuite

7' 8" x 3' 11" (2.34m x 1.19m)

### Bedroom two

9' 10" x 8' (3m x 2.44m)

### Bathroom

7' x 5' 7" (2.13m x 1.7m)

## The outside

The property is approached via a pathway leading to the front entrance door. The rear garden commences with a patio area with the remainder laid to lawn. There is gated access to the rear allowing access to the residents car park where there are two allocated parking spaces.

## Where?

The property has access to the A12 which links to London and the Coast and is only a short distance away from Witham's mainline railway station with its links to London Liverpool Street (approximate journey time of 40 minutes). Local primary and secondary schools are within walking distance of the property along with Witham's shops, supermarkets and local amenities. Chelmsford is an approximate ten minute drive away and benefits from numerous shopping centres, retail parks, restaurants, night life and Anglia Ruskin University.

## Important information

Council Tax Band - B

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - B

Our ref - DJN

## Directions

From the Fenn Wright office in Newland Street, turn right into Maldon Road, and continue along for approximately one mile turning left into Constance Close, continue to the end of Constance Close turning left into Henderson Way, follow Henderson Way to the T Junction turning right and then take the first left into Hutley Close.

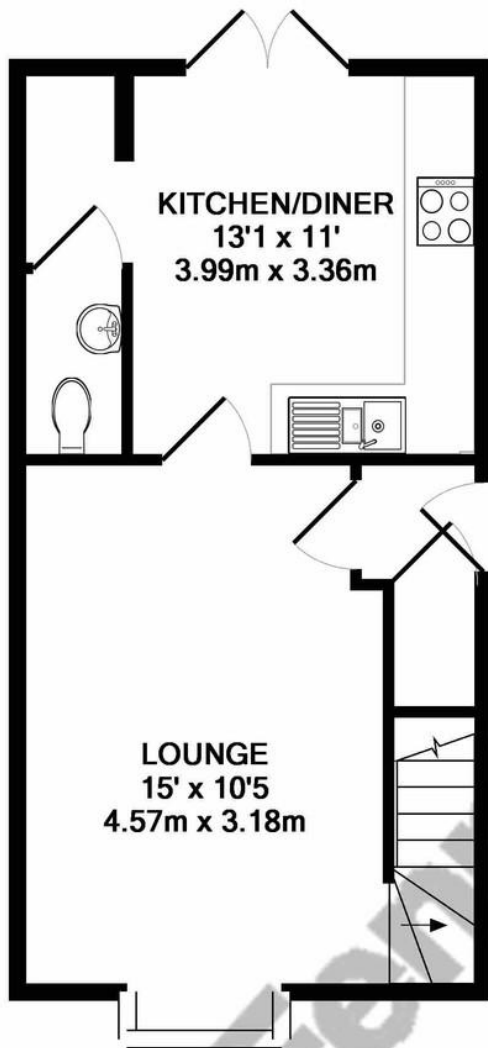
## Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

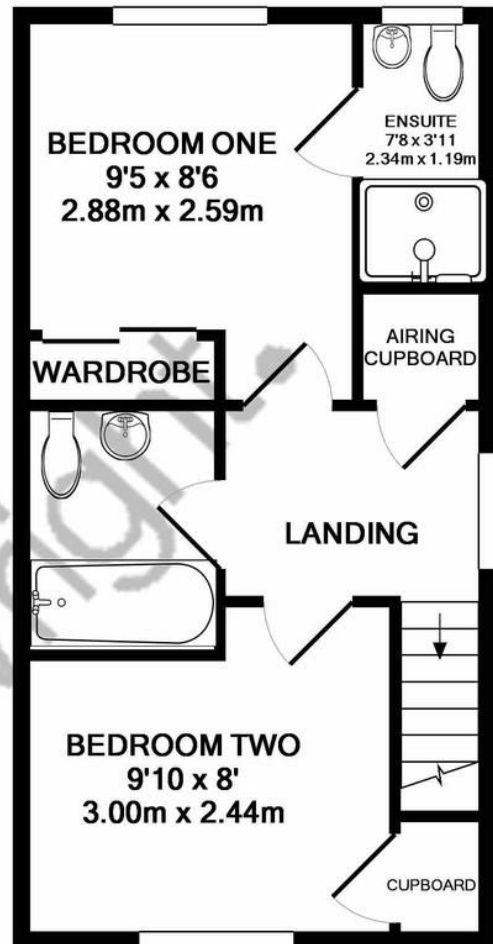
[fennwright.co.uk](http://fennwright.co.uk)

## Viewing

To make an appointment to view this property please call us on 01376 516 464.



GROUND FLOOR  
APPROX. FLOOR  
AREA 344 SQ.FT.  
(32.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 340 SQ.FT.  
(31.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 685 SQ.FT. (63.6 SQ.M.)

To find out more or book a viewing

**01376 516 464**

[fennwright.co.uk](http://fennwright.co.uk)

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