

15 Blacksmiths Lane, Wickham Bishops, CM8 3NR



**Freehold**

Guide Price

**£450,000**

Subject to contract

**3** bedrooms  
**2** reception rooms  
**2** bathrooms





This rarely available three bedroom bungalow is set in the sought after village of Wickham Bishops and comes to the market with the benefit of no onward chain.

# Some details

## General information

Set within the sought after village of Wickham Bishops and coming to the market with the benefit of no onward chain is this three bedroom bungalow. The property has been renovated to a lovely standard throughout and benefits from three bedrooms, two bathrooms, modern kitchen/diner, garage and off road parking.

Accommodation comprises double doors leading through to an entrance porch which in turn opens into the hallway which gives access to all accommodation and a storage cupboard which has plumbing for a washing machine. The master bedroom is located to the front of the property and measures 12'10" by 9'9" with a window to the side, bay window to the front aspect and access to an en-suite shower room comprising low level W.C. wash hand basin and a shower cubicle. Bedroom three measures 12'10" by 7'7" with a window to the side aspect. The large 'L' shaped kitchen/diner features a door to the side and French doors leading out to the garden and two windows to each side aspect. The kitchen benefits from a range of eye and base level units inset to worktops, one and a half bowl sink and drainer, electric hob with oven beneath and a built in dishwasher and fridge freezer. Bedroom two overlooks the rear garden and measures 12'8" by 7'10". The bathroom has a window to the rear aspect, panel enclosed bath, low level W.C and a wash hand basin. The accommodation is completed by the spacious lounge measuring 13'6" by 10'10" with a window to the front aspect and a feature fireplace.

## Entrance hall

### Lounge

13' 6" x 10' 10" (4.11m x 3.3m)

### Kitchen/dining room

24' x 16' 4" (7.32m x 4.98m) Overall measurement

### Bedroom one

12' 10" x 9' 9" (3.91m x 2.97m)

### Ensuite

### Bedroom two

12' 8" x 7' 10" (3.86m x 2.39m)

### Bedroom three

12' 10" x 7' 7" (3.91m x 2.31m)

### Bathroom

## Outside

Externally the property is approached via a footpath leading to the front door and the garden is predominantly laid to lawn with shrub borders and runs all the way to the road. To the side of the property access is given to a garage in block with an up and over door. A side gate gives access to the rear garden which wraps around the rear of the property commencing with a path laid to shingle and a low maintenance garden laid to artificial lawn with shrub borders.

## Location

The property is located in Wickham Bishops which is a popular and attractive village situated approximately 12 miles east of Chelmsford and 16 miles south of Colchester. Wickham Bishops is an attractive semi-rural village surrounded by open countryside and serviced by a network of villages providing a strong local community. The area is popular for those seeking semi-rural living within commutable distance to the city being approximately 4 miles from the A12 and within 3 miles of a mainline railway station (with direct services to London Liverpool St) located in the attractive market town of Witham. There is a choice of schools in the area in both the public and private sector including Maldon Court Prep School, St Cedd's, New Hall and Felsted. Additionally, excellent top-ranking grammar schools can be found in both Chelmsford and Colchester.

## Important information

Council Tax Band - C

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

Tenure - Freehold

EPC rating - tbc

Our ref - MS

## Directions

Proceed from Witham along Maldon Road, turning left at Blue Mills Hill past Benton Hall Golf Course, continue up the hill into Wickham Bishops, continue into The Street where Blacksmiths Lane can be found as a turning on the right hand side.

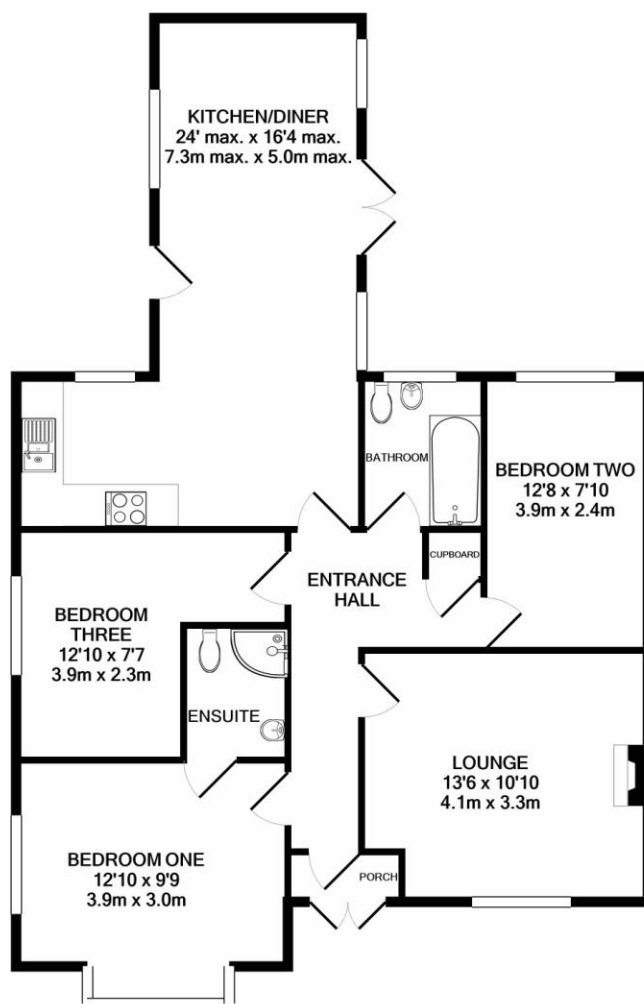
## Further information

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

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## Viewing

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



TOTAL APPROX. FLOOR AREA 956 SQ.FT. (88.8 SQ.M.)

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