

6 Blunts Hall Road, Witham, CM8 1ER



Freehold

Offers In Excess Of

£450,000

Subject to contract

4 bedrooms
1 reception room
2 bathrooms



This well presented extended property is situated on this highly sought-after road and offers generous accommodation with private wrap-around gardens to the side and rear.

Some details

General information

This well-presented and extended four/five bedroom property, situated within close proximity to amenities and schools, enjoys extended accommodation across two floors. It offers two bathrooms, sitting room and benefits from a generous garden wrapping round from the side to the rear.

This gas centrally heated accommodation has a glazed door to the entrance porch and stairs rising to the first floor and doors giving way to the family sitting room which spans the full depth of the property with dual aspect to the front and rear. There are sliding glazed doors set to the far end providing access out onto the garden beyond. The remainder of the ground floor accommodation comprises a temporary fifth bedroom which is also located to the front aspect, the kitchen/diner and a cloakroom. The kitchen/diner consists of work surface on three sides with stainless steel sink and drainer inset in front of the window overlooking the gardens with an array of storage cupboards both above and below the work surface creating and providing space for several appliances including washing machine, integrated oven and hob and tiled splashback surrounds. The ground floor cloakroom is accessed off the kitchen.

The landing provides access to the well proportioned bedrooms and the family bathroom. The principal bedroom is of a generous size and has a walk-in wardrobe and en-suite comprising a walk-in shower cubicle, wash hand basin, WC and frosted window to the rear aspect. Bedroom two is also located to the rear with bedrooms three and four being set to the front.

Entrance hall

9' 5" x 5' 8" (2.87m x 1.73m)

Sitting room

21' 6" x 12' 8" (6.55m x 3.86m)

Kitchen area

13' 5" x 8' 10" (4.09m x 2.69m)

Dining area

11' 8" x 7' 8" (3.56m x 2.34m)

Cloakroom

8' 6" x 2' 10" (2.59m x 0.86m)

Ground floor bedroom five

12' 5" x 12' 3" (3.78m x 3.73m)

Landing

Bedroom one

13' 9" x 12' 9" (4.19m x 3.89m)

Ensuite

6' 10" x 5' 2" (2.08m x 1.57m)

Dressing area

5' 2" x 5' 2" (1.57m x 1.57m)

Bedroom two

13' 2" x 9' 11" (4.01m x 3.02m)

Bedroom three

11' 2" x 9' 10" (3.4m x 3m)

Bedroom four

10' 9" x 8' 2" (3.28m x 2.49m)

Bathroom

7' 3" x 5' 4" (2.21m x 1.63m)

Outside

To the front of the property is a low maintenance paved area with gated access into the side and rear garden which is split into two distinct zones. There is a patio area set to the side of the property which is ideal for entertaining with the remainder of the rear garden being predominantly laid to lawn. There are a number of timber-framed storage sheds along with mature fenced and hedged borders surrounding.

Location

Witham has a busy High Street complemented by a choice of supermarkets, banks, shops, bars and restaurants as well as a choice of schools and the recreational facilities offered at the Witham Leisure Centre and Benton Hall Golf & Country Club. The town's railway station serves London's Liverpool Street Station, the journey taking some 45 minutes. In addition the town is by-passed by the A12 trunk road, providing access to the excellent Grammar and other schools in Colchester and Chelmsford. To the north there is access to the A120 trunk road which is dualled west of Braintree, significantly reducing the travel time to Stansted Airport and the M11 motorway.

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 - tbc

Our ref - OJG

Directions

Please use the postcode as the point of origin. For further directions please contact a member of our sales team on 01376 516464.

Further information

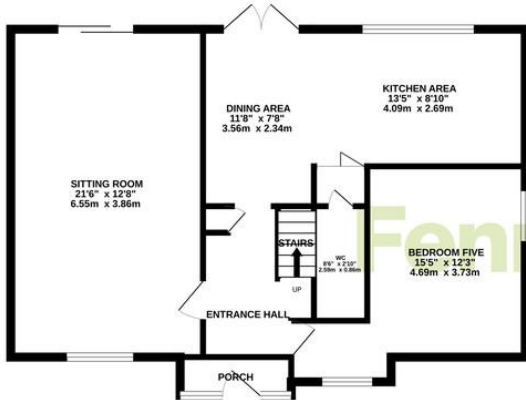
If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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Viewing

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

GROUND FLOOR
759 sq.ft. (70.5 sq.m.) approx.



1ST FLOOR
697 sq.ft. (64.8 sq.m.) approx.



TOTAL FLOOR AREA: 1456 sq.ft. (135.3 sq.m.) approx.

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To find out more or book a viewing

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