



5 Bedroom Detached House located in Silver End.

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JOHN ALEXANDER
ESTATE AGENTS

Apian Grove Silver End Witham CM8 3ZF



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FULL DESCRIPTION

OVERVIEW

John Alexander are delighted to present this exquisite five-bedroom detached family home situated in the sought-after Croudace Homes development. This unique property boasts the largest plot in the entire development and is the only one of its kind, offering stunning views overlooking the lakes. Every detail of this home has been meticulously planned, from the high-spec appliances to the thoughtfully chosen lighting fixtures throughout the property. This property must be viewed to appreciate the space it offers.

LOCATION

Nestled at the end of the esteemed Croudace Homes development, this property boasts an enviable location overlooking serene lakes and vast heathland areas, with footpath located only as stone throw away. The Croudace Homes development provides residents with access to a range of amenities, including landscaped gardens, walking trails, and recreational facilities. Just 3.8 miles from Witham train station, residents can enjoy convenient access to direct links to London Liverpool Street, connecting them to the city.

ENTRANCE HALL

LOUNGE

15' 6" x 11' 6" (4.72m x 3.51m)

Window to front Radiator.

STUDY

10' 8" x 7' 3" (3.25m x 2.21m)

Window to front, built in storage units, radiator, upgraded power sockets.

CLOAK ROOM

Low level W.C, wash hand basin, radiator.

KITCHEN/DINING/FAMILY AREA

31' 1" x 14' 10" (9.47m x 4.52m)

Window to rear radiator, matching eye and base units with marble worktops, AEG induction hob and extractor, integrated microwave, NEFF oven with large warmer draw, integrated dishwasher and double fridge freezer. French doors to garden, downlighters, luxury LVT fitted throughout, vertical radiator.

UTILITY ROOM

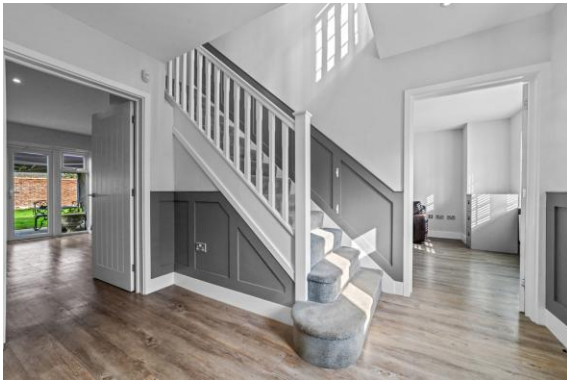
10' 8" x 7' 3" (3.25m x 2.21m)

Window to rear and door to garden, matching eye and base units with sink and drainer, cupboard housing GAS boiler, space for washing machine and tumble dryer, door to garage.

CLOAKROOM

Low level W.C , wash hand basin.

Asking Price Of
£875,000



DOUBLE GARAGE

17' 5" x 17' 1" (5.31m x 5.21m)

Electric up and over door, strip LED lightning, upgraded power sockets, alarm system.

LANDING

BEDROOM ONE

13' x 11' 4" (3.96m x 3.45m)

Window to front, radiator, two double built in wardrobes, door to ensuite;

ENSUITE

Low level W.C, hand wash basin, double shower a digital thermostatic, heated towel radiator.

BEDROOM TWO

12' 7" x 11' 4" (3.84m x 3.45m)

Window to rear, built in double wardrobe radiator, door to en suite;

ENSUITE

Obscured window to rear, ow level W.C, wash hand basin, double shower, heated towel radiator.





BEDROOM THREE

12' 10" x 11' 4" (3.91m x 3.45m)

Window to front, radiator.

BEDROOM FOUR

13' 3" x 6' 10" (4.04m x 2.08m)

Window to front, radiator, storage cupboard.

BEDROOM FIVE

10' 5" x 8' (3.18m x 2.44m)

Window to rear, radiator.

FAMILY BATHROOM

Low level W.C, built in hand wash basin, bath, heated towel radiator.



REAR GARDEN

Large patio area, mainly maid to lawn, side entrance, outside tap.

FRONT ASPECT

Parking for a number of car, EV charger point, flower beds and shrub boarder, grass laid areas.

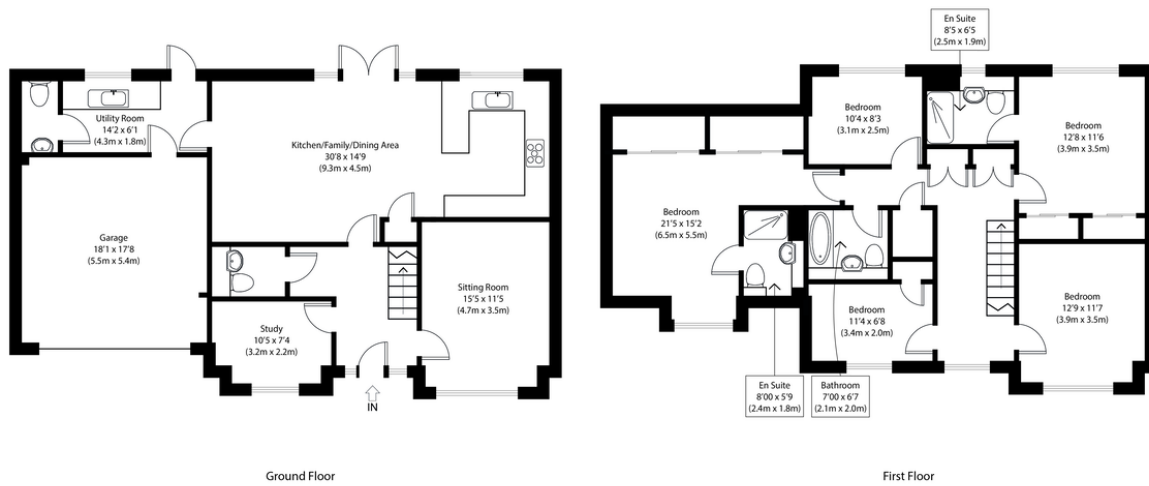




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FLOORPLAN



Approximate Gross Internal Area
2425 sq ft (225 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.cjphotos.co.uk



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