14 Barnardiston Way, Witham, CM8 2EQ

Freehold
Offers In Excess Of £370,000
Subject to contract
Popular Moat Farm Development

3 bedrooms
2 reception rooms
1 bathroom
General information
Uniquely located along the sought after Barnardiston Way and backing onto Witham’s picturesque River Walk is this three-bedroom detached bungalow. Double-glazed throughout with gas central heating, the property offers three good size bedrooms, a spacious lounge/diner and kitchen with conservatory and utility room added at a later stage. 11 solar panels offset energy bills and provide a modest annual income. Perfect for those looking to retire in an idyllic and peaceful location.

The double-glazed door to the entrance hall gives access to the property. To the front is bedroom one with built in wardrobes and large window overlooking the front garden. Bedroom three also has a window to the front aspect with built in overhead storage. Bedroom two has a window to the side aspect, with overhead storage and airing cupboard. The good size lounge/diner offers spacious living accommodation with electric fireplace, window to the side aspect and opening to the kitchen and separate door to the conservatory. The kitchen comprises of a door leading through to the utility room, one-and-a-half bowl stainless steel sink inset to roll-edge work surface, a range of wall and base units incorporating cupboards and drawers, gas boiler, integrated oven, four-ring gas hob with extractor above, space for dishwasher and fridge freezer. From the kitchen, the utility room has a double-glazed window and door to the rear, which opens out to the garden, a single bowl stainless steel sink inset to roll-edge work surface with base units and cupboards, and space for washing machine and tumble dryer. The conservatory has double-glazed windows to the side and rear aspect and French doors to the rear opening out to the garden.
Particulars for 14 Barnardiston Way, Witham, CM8 2EQ

TOTAL APPROX. FLOOR AREA 884 SQ.FT. (82.1 SQ.M.)

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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Lounge
18' 1" x 12' 8" (5.51m x 3.86m)

Dining room
11' 9" x 9' 2" (3.58m x 2.79m)

Kitchen
13' 8" x 6' 10" (4.17m x 2.08m)

Utility room
9' 4" x 7" (2.84m x 2.13m)

Bedroom one
12' x 11' (3.66m x 3.35m)

Bedroom two
11' x 10' 2" (3.35m x 3.1m)

Bedroom three
8' 7" x 8' (2.62m x 2.44m)

Shower room
5' 10" x 5' 8" (1.78m x 1.73m)

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The outside
The property is approached via a private drive providing off-road parking for several vehicles. A car port leads to the garage with up-and-over door and personal door to the rear. The roof is fitted with 11 solar panels that offset electric bills and provide an additional modest annual income. The front garden is mainly laid to lawn with access to the rear via a secure gate. The east-facing rear garden commences with a paved patio area with the remainder mainly laid to lawn. Mature flower and shrub borders provide year-round interest, with a large shed for tools and storage. The garden is enclosed by wood panel fencing and backs onto the River Walk.

Where?
The property has access to the A12, which links to London and the Coast and is within easy walking distance of 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, including doctor’s surgery. Chelmsford is an approximate ten-minute drive and benefits from numerous shopping centres, retail parks, restaurants, night life, Anglia Ruskin University and Broomfield Hospital.

Important information
Council Tax Band - D
Services - We understand that mains water, drainage, gas and electricity are connected to the property.
Tenure - Freehold
EPC rating - D

The property does have solar panelling installed, for more information please contact the Witham office on 01376 516 464.

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.
Directions
From Collingwood Road, turn left into Guithavon Valley, taking the first right into Armond Road, proceed along Armond Road take the first right into Barnardiston Way where the property is located on the right hand side.

To find out more or book a viewing
01376 516 464
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Consumer Protection Regulations 2008

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