



67 Butcher Row, Witham, Essex, CM8 1YR

- MODERN SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- CLOAKROOM
- LOUNGE
- KITCHEN/DINER
- EN-SUITE TO MASTER BEDROOM
- FAMILY BATHROOM
- DRIVEWAY FOR SEVERAL VEHICLES
- PLEASANT REAR GARDEN
- VIEWING ADVISED



PROPERTY DESCRIPTION

Built in 2019 by Redrow PLC is this well presented three bedroom semi detached family home. The accommodation comprises of an entrance lobby, cloakroom, spacious lounge and a kitchen/diner to the ground floor with three bedrooms, family bathroom and an en-suite shower room to the master bedroom. The property further benefits from gas central heating, double glazed windows, a driveway providing off road parking and a good size rear garden. (Council Tax Band-D)

The property is located within a moments drive to A12 routes, local amenities, Aldi Supermarket and "The Old Pottery Kiln" bar and restaurant. Very short distance to sought after Gershwin Park Nursery school and popular Chipping Hill Primary School.



ROOM DESCRIPTIONS

PROPERTY INFORMATION

(WITH APPROXIMATE ROOM SIZES)

Entrance door leads into the entrance lobby.

ENTRANCE LOBBY

Door to cloakroom and door to lounge.

CLOAKROOM

Low level wc, wash hand basin, extractor fan.

LOUNGE

17' 4" x 12' 1" (5.28m x 3.68m)

Double glazed window to front, stairs rising to first floor, understairs storage cupboard, door to kitchen/diner

KITCHEN/DINER

16' 1" x 10' 0" (4.90m x 3.05m)

Fitted with range of base and wall mounted storage cupboards, stainless steel sink unit, integrated appliances to include fridge/freezer, washing machine, dishwasher, microwave oven, oven, gas hob with extractor over, double glazed window to rear, double glazed french doors to rear garden.

LANDING

Loft access, airing cupboard which also houses the gas boiler, doors to:

BEDROOM ONE

10' 3" x 9' 11" (3.12m x 3.02m)

Double glazed window to rear, double fitted wardrobe, door to en-suite

EN-SUITE SHOWER ROOM

Independent shower cubicle, wash hand basin, shaver point, low level wc, obscure double glazed window to rear.

BEDROOM TWO

10' 8" MAX x 8' 7" (3.25m x 2.62m)

Double glazed window to front

BEDROOM THREE

9' 1" x 7' 2" (2.77m x 2.18m)

Double glazed window to front.

FAMILY BATHROOM

Panelled bath with shower over, low level wc, wash hand basin, heated towel rail, extractor fan, shaver point.

EXTERIOR

To the front of the property there is a driveway that provides off road parking. The side gate leads to the rear garden that commences with a patio area with the remainder being laid to lawn with flower and shrub border.

SERVICES

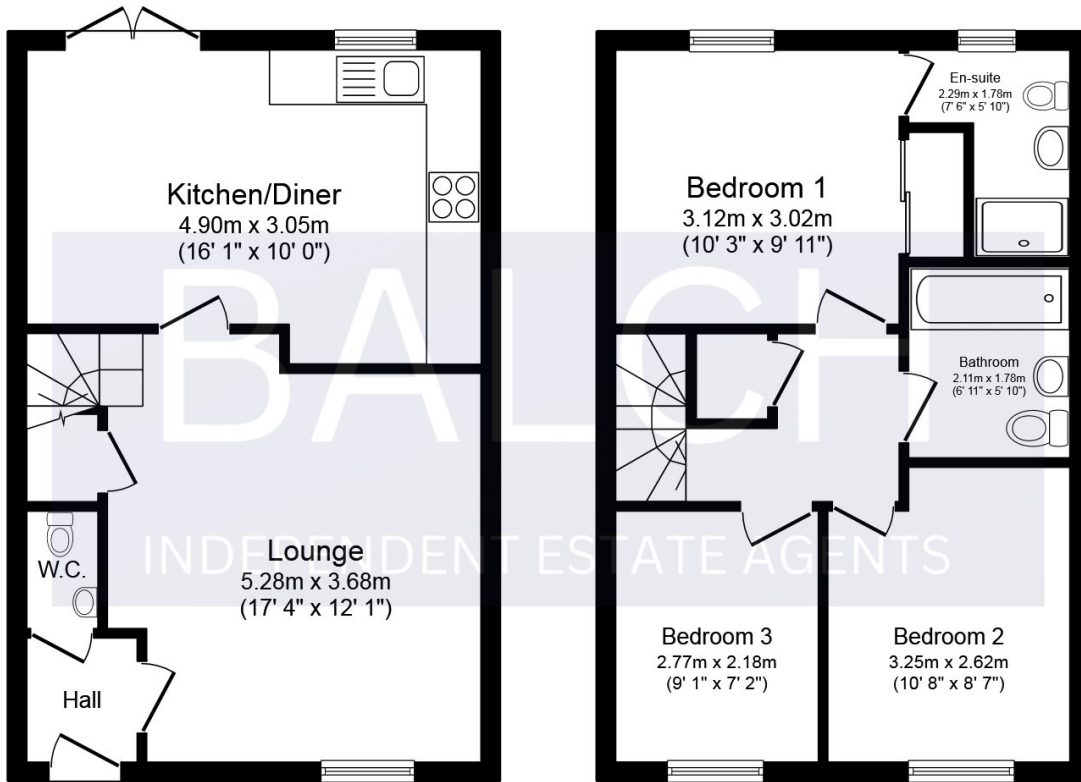
ALL MAIN SERVICES ARE CONNECTED.

VIEWINGS

By prior appointment with Balch Estate Agents.

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.





Ground Floor

First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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