



- Four Bedrooms
- Utility Room
- Cloakroom
- Ensuite And Bathroom
- Garage
- Conservatory
- Non Estate Position

41 Blunts Hall Road, Witham, Essex. CM8 1ES.

GUIDE PRICE £425,000 - £450,000 Situated just a 10 minute walk from Witham's mainline station is this individually build detached family home which is one of just two properties that were built by a private builder in the early 2000's. The property offers vast accommodation throughout, to the ground floor you have a fantastic sized lounge/diner, Kitchen with fitted appliances, utility room, study, conservatory and cloakroom. To the first floor there are four well appointed bedrooms, en suite to master and a family bathroom. Externally the property is accessed by a private shingle driveway that serves the two properties, this provides off road parking for numerous vehicles and leads to the detached garage.



Property Details.

Accommodation

Entrance

Door to front, leading to

Entrance Hall

Stairs to first floor, radiator door to

Study

7' 9" x 7' 1" (2.36m x 2.16m)

Double glazed window to front, radiator

Cloakroom

Double glazed window to side, low level w/c, pedestal hand wash basin, tiled splash back, radiator, tiled floor, radiator

Lounge/Diner



21' 11" x 12' 6" (6.68m x 3.81m)

Double glazed window to rear and side, radiator, french doors leading to

Conservatory



10' 10" x 8' 6" (3.30m x 2.59m)

Range of double glazed windows to rear and side aspect, double glazed french doors leading to the rear garden, tiled floor, radiator

Utility Room

6' 0" x 5' 0" (1.83m x 1.52m)

Double glazed door to side, wall and base units with integrated washing machine and tumble dryer, single bowl sink unit with mixer tap, worktop surfaces with fitted range of wall mounted units, radiator, tiled floor

Kitchen



8' 11" x 8' 8" (2.72m x 2.64m) 8' 11" x 8' 8" (2.72m x 2.64m)

Double glazed windows to front, inset one and half bowl sink unit, fitted with a range of matching wall and base units with work surfaces over, fitted oven and hob with extractor fan, cupboard housing boiler, integrated dishwasher, integrated fridge freezer, radiator, tiled floor

Landing

Access to loft, airing cupboard, radiator

Bedroom One



10' 11" x 8' 7" (3.33m x 2.62m)

Double glazed window to rear, radiator, built in wardrobe door leading to

Property Details.

Ensuite



Double glazed window to side, shower cubicle with tiled surround, wall mounted shower, two heated towel rails, vanity hand wash basin, tiled floor, low level w/c

Bathroom



Double glazed window to side, panelled bath with shower attachment, tiled surround, low level w/c, vanity hand wash basin heated towel rail

Bedroom Two



9' 4" x 8' 7" (2.84m x 2.62m)
Double glazed window to rear, built in wardrobe radiator

Bedroom Three

13' 0" x 8' 8" (3.96m x 2.64m)
Double glazed window to front, built in wardrobe, radiator

Bedroom Four (currently being used as a dressing room)

8' 11" x 9' 5" (2.72m x 2.87m)
Double glazed window to front, radiator

Externally

Front

There's a shared shingle driveway which serves this property and the neighbouring house providing off-road parking for numerous vehicles leading to

Garage

Double glazed door to side, double glazed window to side, up and over door, power and light connected

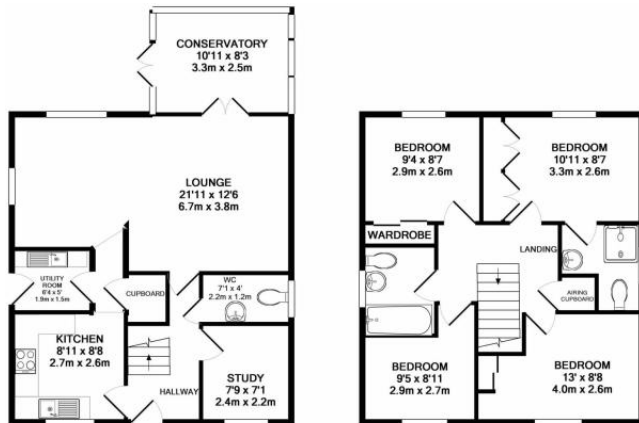
Rear Garden



Commences with patio area with step down to the lawned area, the rear garden is private and secluded with a range of nature flower and scrubs, access from both sides to the front.

Property Details.

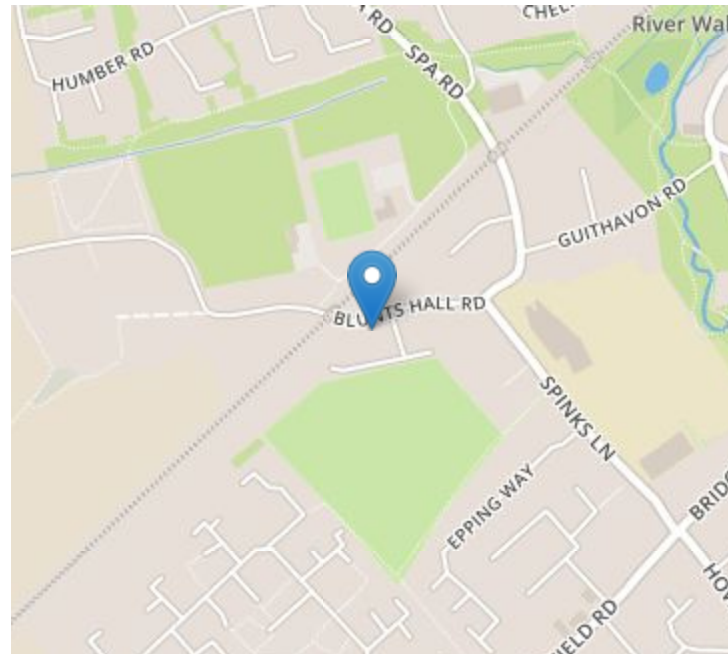
Floorplans



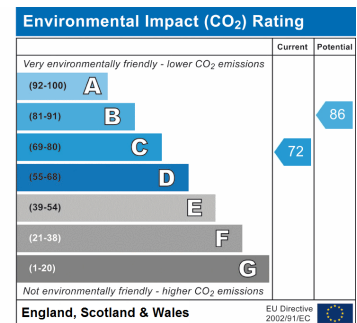
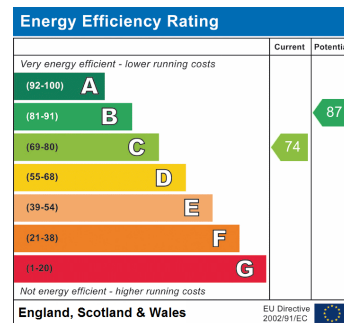
BLUNTS HALL RD WITHAM CMB 155.
TOTAL APPROX. FLOOR AREA 1139 SQ.FT. (105.8 SQ.M.)

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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Location



Energy Ratings



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.