



- Five bedroom detached house
- Double garage & ample off road parking
- Landscaped rear garden
- En suite to master
- Sought after location
- Cloakroom
- Three receptions rooms
- Large conservatory
- New boiler
- UPVC windows

12 Augustus Way, Witham, Essex. CM8 1HH.

Occupying a generous corner plot on one of Witham's most prestigious roads, is this well-established five bedroom detached house with a double garage. Originally built in 1984, the current occupier has been in residence since new, and in that time, they have maintained the property to a good standard, as well as adding a large conservatory to the rear of the dwelling. Internally the property enjoys an array of spacious living accommodation spread across three large reception rooms, offering a versatile family home for a variety of prospective purchasers.



Property Details.

Entrance Hall

Entry door to front, radiator, storage cupboard, doors to;

Cloakroom

Low-level W/C, radiator, hand wash basin

Lounge



20' 6" x 11' 2" (6.25m x 3.40m) Double glazed window to front, radiator, television & telephone point, fireplace with surround, doors to conservatory

Dining Room



12' 8" x 9' 4" (3.86m x 2.84m) Double glazed window to rear, radiator

Study

7' 5" x 7' 2" (2.26m x 2.18m) Double glazed window to front, radiator, internet connection & telephone point

Kitchen & Breakfast Room



12' 8" x 11' 0" (3.86m x 3.35m) Double glazed window rear, radiator, matching wall & base units, worktops, inset sink with drainer unit, tiled splashback, integrated double oven, integrated microwave, hob with extractor over, space for appliances, door to the double garage;

Conservatory



17' 0" x 11' 2" (5.18m x 3.40m) UPVC sealed unit, dwarf wall beneath, marble tiled floor, double glazed French doors to rear

First Floor Landing

Double glazed window to front, door to airing cupboard, loft access

Property Details.

Bedroom One



11' 0" x 12' 7" (3.35m x 3.84m) Double glazed window, radiator, double fitted wardrobes, door to;

En suite / Wet Room

Opaque double glazed window to side, radiator, low-level W/C, hand wash basin, wet room style shower which is fully tiled, tiled walls, tiled floor

Bedroom Two



9' 7" x 11' 0" (2.92m x 3.35m) Double glazed window, radiator, fitted wardrobes

Bedroom Three

9' 5" x 9' 7" (2.87m x 2.92m) Double glazed window, radiator, fitted wardrobes

Bedroom Four

10' 5" x 7' 3" (3.17m x 2.21 m) Double glazed window, radiator

Bedroom Five

Double glazed window, radiator

Family Bathroom



Opaque double glazed window, heated towel rail, low-level W/C, hand wash basin, paneled Jacuzzi bath with shower attachment, tiled walls, tiled floor

Rear Garden



Mainly laid to lawn, raised patio area, side access via gate, outside tap & lighting, enclosed by paneled fencing

Double Garage

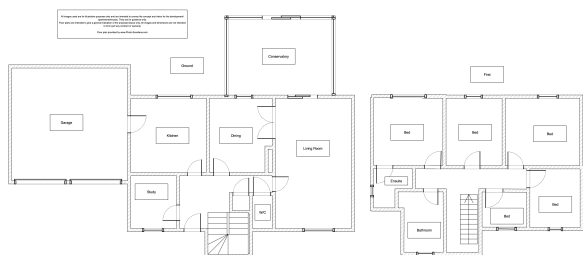
Double garage with one electric door, power & lighting, eves storage

Frontage

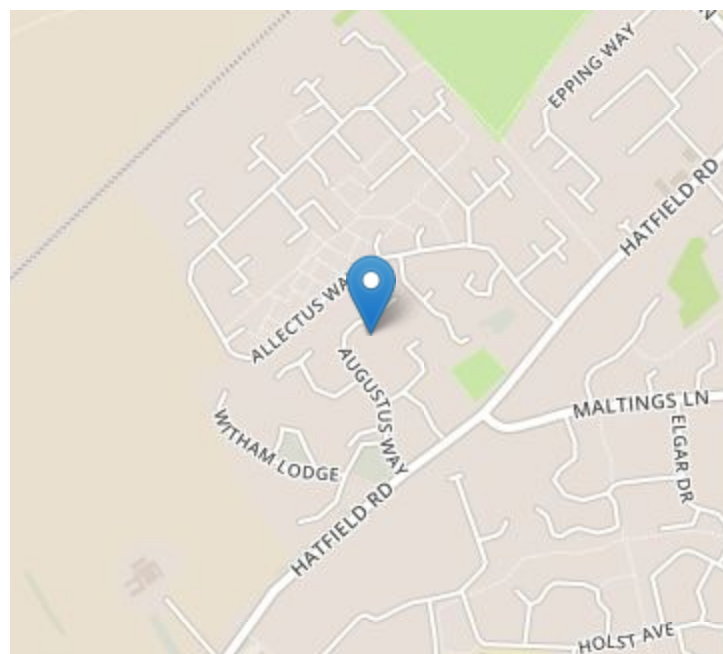
There is a driveway which provides off-road parking for multiple vehicles

Property Details.

Floorplans



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.