



- Five bedroom house
- Link detached
- Two garages with additional parking
- Maltings Park Development
- Three large reception rooms
- Utility room
- Stunning kitchen/diner
- Three bathrooms

## 23 Purcell Road, Witham, Essex. CM8 1AG.

Forming part of the ever sought after Maltings Park Development which is conveniently positioned within easy reach of the highly regarded Chipping Hill Primary School, the Witham town centre, and the A12 is this imposing five bedroom link detached house. This impressive residence boasts an abundance of contemporary and spacious accommodation throughout, offering an extremely versatile family home for a variety of prospective purchasers. The ground floor accommodation features a welcoming entrance hall that provides access to the first floor, a cloakroom, a recently refitted kitchen/diner with an excellent range of high spec appliances & French doors to the rear garden, a separate utility room, a spacious lounge, and an additional reception room which is currently being used as a study. There are two sets of stairs with the property, one of which leads to a large reception room currently being used as a gym/home cinema. This impressive room could be used as an additional living room or likewise a self-contained annex with a few minor alterations.



# Property Details.

## Foyer/Entrance Hall

Part glazed entry door to front, radiator, stairs rising to the first floor, under stairs storage cupboard, doors to accommodation;

## Cloakroom

Radiator, WC, hand wash basin with vanity unit underneath, tiled splashback, extractor fan.

## Utility Room

Double glazed window to front, radiator, matching wall & base units with worktops over, inset sink with side drainer unit, space for appliances.

## Kitchen



Matching wall & base units with quartz worktops over, centre island with quartz worktops, vertical radiator, inset sink with side drainer unit & mixer tap, induction cooker, two combination ovens with plate warmers, integrated dishwasher, space American fridge/freezer, opening to;

## Dining Area/Atrium



Large dining area with windows to multiple aspects, radiator, two sets of French doors to rear garden

## Living Room



Double glazed window to front, radiator, wall mounted electric fire, television & telephone point, doors to;

## Office



Double glazed window to front, radiator, double glazed door to rear, stairs rising to;

## Gym Room/Home Cinema



Double glazed windows to front & rear, radiator.

## First Floor

Double glazed window to rear, radiator, stairs rising to the second floor, doors to;

# Property Details.

## Bedroom



Double glazed window to front, radiator, double fitted wardrobes, door to;

## En suite

Obscure double glazed window to front, heated chrome towel rail, extractor fan, WC, hand wash basin with vanity unit underneath, shower cubicle which is fully tiled, tiled walls.

## Bedroom



Double glazed window to front, radiator.

## Bedroom

Double glazed window to rear, radiator, door to cupboard.

## Family Bathroom



Obscure window to rear, heated chrome towel rail, door to large storage cupboard, tiled floor & walls, WC, hand wash basin with vanity unit underneath, double walk-in shower unit with rainwater shower head, extractor fan.

## Second Floor Landing

Double glazed window to rear, doors to;

## Bedroom



Double glazed windows to front & rear, large built-in wardrobe, radiator.

## Bedroom

Double glazed window to front, radiator.

## Bathroom

Obscure double glazed window to rear, radiator, extractor fan, WC, hand wash basin, panelled bath.

## Rear Garden



The rear garden commences with a paved patio area with the remainder of the garden laid out lawn, outside tap & lighting, enclosed by paneled fencing, access to garages;

## Garages

There are two garages with up & over doors, power & lighting connected, eves storage

## Parking

There is additional parking in-front of the garages.

# Property Details.

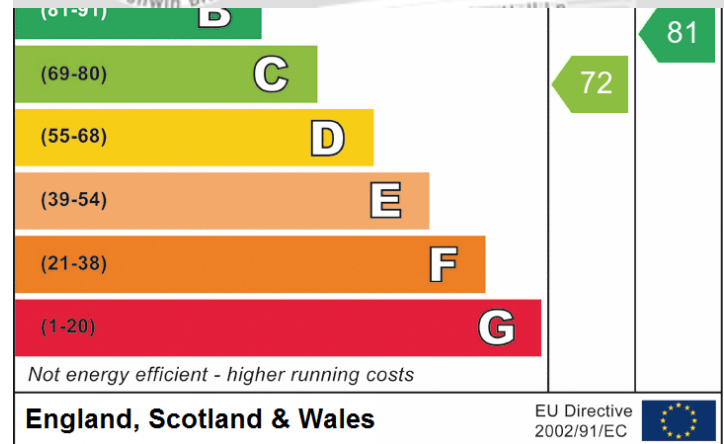
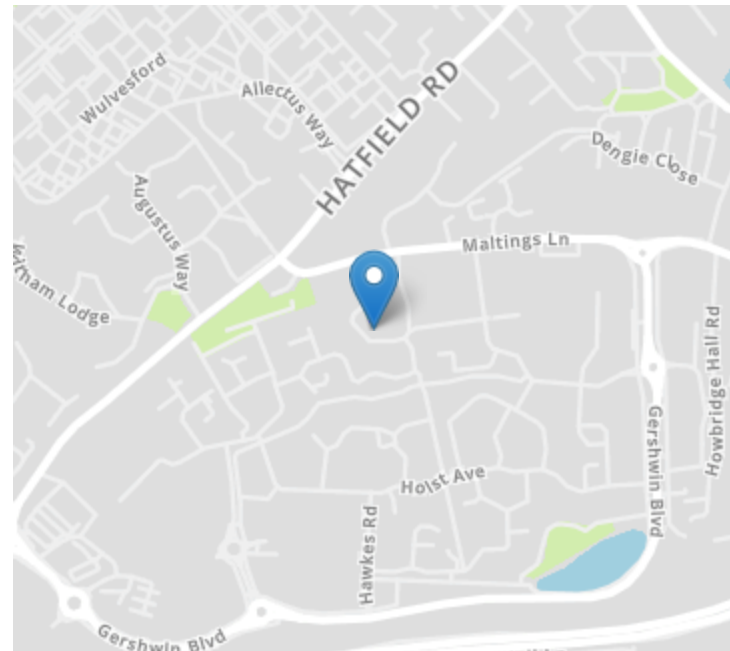
## Floorplans



GROSS INTERNAL AREA  
 FLOOR 1: 623 sq. ft. FLOOR 2: 190 sq. ft. FLOOR 3: 229 sq. ft. FLOOR 4: 192 sq. ft.  
 TOTAL: 1234 sq. ft. (approx.)  
 SCALE: AS SHOWN ON ARCHITECTURAL DRAWINGS. (NOT TO SCALE)



## Location



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.