



# 1 Hutley Close, Witham, Essex, CM8 1FZ

- GUIDE PRICE £400,000 TO £425,000
- THREE BED SEMI-DETACHED HOME
- EN-SUITE SHOWER TO MAIN BEDROOM
- TWO BATHROOMS
- CAR PORT AND PARKING TO REAR FOR MULTIPLE CARS
- OPEN EVENT 14TH FEBRUARY CALL NOW
- LOUNGE/DINER
- SOUTH FACING REAR GARDEN
- KERB APPEAL





## PROPERTY DESCRIPTION

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Welcome to this charming 3-bedroom, 2-bathroom semi-detached house, perfectly situated in a desirable and family-friendly neighbourhood. Boasting a bright and spacious reception room, this property offers an ideal blend of comfort and style, making it a perfect home for growing families or professionals seeking a welcoming living space.

Step inside to discover a warm and inviting atmosphere, featuring a generously sized reception room flooded with natural light through large windows. The layout provides ample space for both relaxing and entertaining guests, with plenty of room to create a cosy seating area or a dedicated dining space.

The modern kitchen is fully equipped with contemporary fittings and appliances, designed to inspire your culinary creativity. With plenty of storage and worktop space, preparing family meals or hosting dinner parties will be a pleasure. Adjacent to the kitchen, you will find direct access to the well-maintained garden, perfect for outdoor dining, playtime, or simply enjoying the fresh air.

Upstairs, the property offers three comfortable bedrooms, each thoughtfully designed to accommodate your needs. The main bedroom benefits from an en-suite bathroom, providing a private retreat for relaxation and convenience. The additional bedrooms are versatile and can serve as guest rooms, children's bedrooms, or home offices, depending on your lifestyle requirements.

The family bathroom is stylishly finished and features modern fixtures, ensuring a refreshing start to your day. Both bathrooms are well-appointed and offer excellent functionality for busy households.

Outside, the property boasts ample parking. The rear garden is a delightful space with a sunny aspect, beautifully maintained and perfect for gardening enthusiasts or those seeking a tranquil outdoor haven.

Situated in a sought-after area, this semi-detached house benefits from excellent transport links, nearby schools, local amenities, and green spaces, providing a balanced lifestyle for residents of all ages. Whether you are commuting to the city or enjoying weekend strolls in the local park, this location offers convenience and tranquillity in equal measure.





## ROOM DESCRIPTIONS

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### Entrance Hall

Stairs to first floor, storage cupboard, radiator.

### Cloackroom

WC, hand wash basin, radiator.

### Kitchen / Breakfast room

9' 03" x 15' 04" (2.82m x 4.67m) Double glazed window to the front and French door to the rear garden, matching wall and base level units, integrated oven and hob, dishwasher, fridge freezer, washer/dryer, Amtico flooring,

### Lounge / Diner

11' 04" x 15' 05" (3.45m x 4.70m) Double glazed window to front, two radiators, double glazed French doors out to garden.

### 1st Floor Landing

Storage cupboard, loft hatch.

### Bedroom One

9' 0" x 9' 3" (2.74m x 2.82m) Double glazed window to the rear, built in wardrobes, radiator, door to:

### En-Suite

5' 08" x 9' 04" (1.73m x 2.84m) Double glazed obscure window to front, WC, hand wash basin, double shower cubicle, heated towel rail, tiling to walls, tiled flooring.

### Bedroom Two

8' 03" x 11' 06" (2.51m x 3.51m) Double glazed window to the front, radiator.

### Bedroom Three

7' 01" x 11' 04" (2.16m x 3.45m) Double glazed window to the front, radiator.

### Family Bathroom

Double glazed obscure window to the front, panel bath with shower over with glass screen, Wash hand basin, low level wc.

### Rear Garden

Laid to lawn, shrubs, shed, gate with access to carport and parking, south facing.

### Front Garden

Picket fence with gate, laid to lawn, pathway to house.

### Parking

Carport, parking for three/four cars, also plenty of development parking.

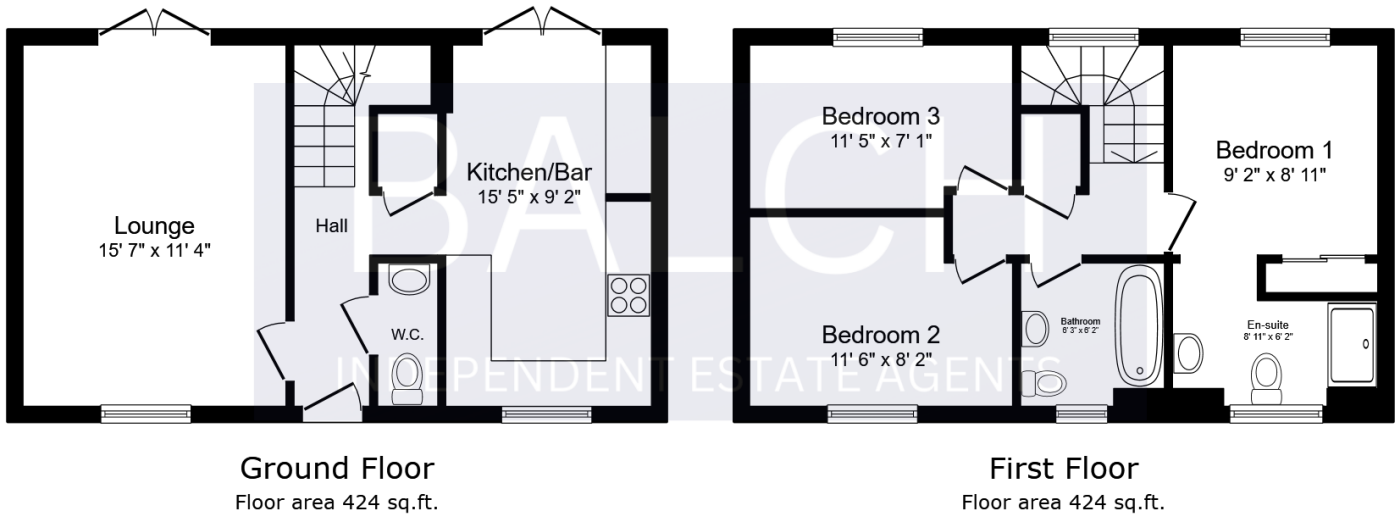
### Viewings

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.



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Total floor area: 848 sq.ft.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

