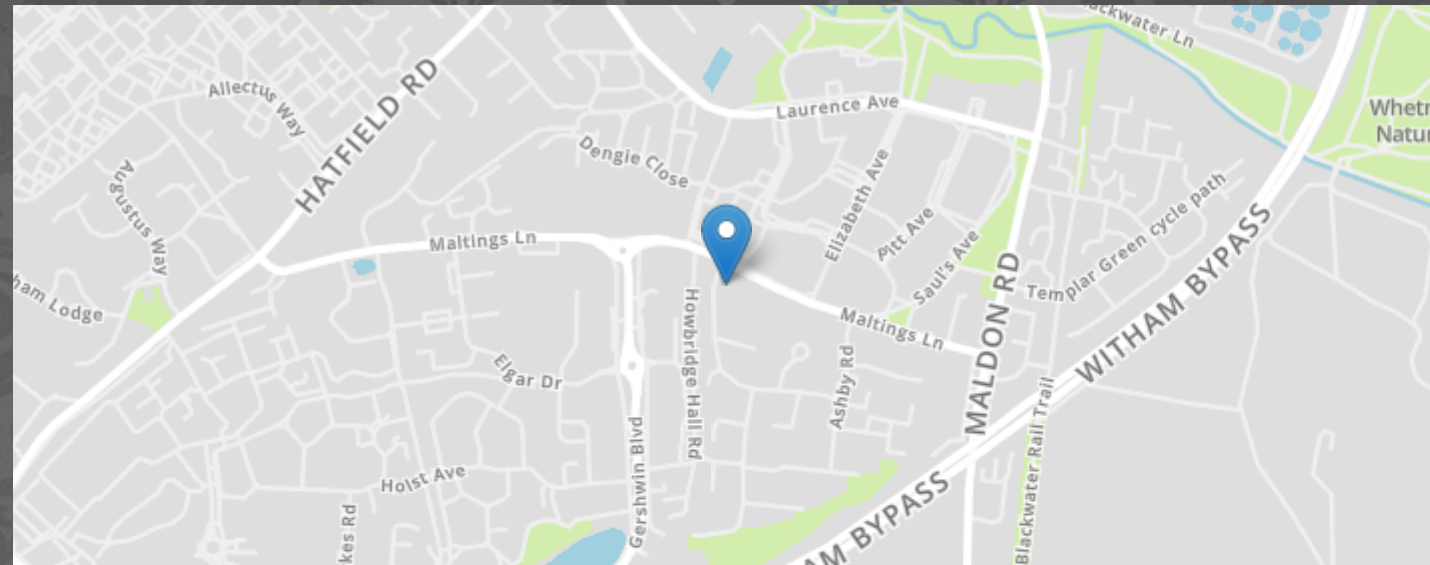


## Pondholton Drive, Witham



- GUIDE PRICE £450K-£475K
- GARAGE AND AMPLE OFF ROAD PARKING
- THREE/FOUR RECEPTION ROOMS
- EASY ACCESS TO TRAVEL LINKS INCLUDING A12
- FIVE BEDROOM DETACHED HOME
- SOUTH EAST FACING LANDSCAPED REAR GARDEN
- CLOSE TO LOCAL AMENITIES
- DOUBLE GLAZING THROUGHOUT

# MARKS & MANN

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# MARKS & MANN



## Pondholton Drive, Witham

Marks and Mann are delighted to bring to market this exquisite 4/5 bedroom detached family home located in the beautiful town of Witham. The property boasts a generous 5 vehicle block paved driveway, integral garage and spacious South East facing rear garden. The home itself has spacious living spaces and bedrooms, modern fitted kitchen, home office and ground floor shower room. Close to local amenities, schools and transport links as well as easy access to the A12.

**£450,000 Guide Price**



## Pondholton Drive, Witham

### Porch

2.45m x 2.23m (8' 0" x 7' 4")  
Skimmed ceiling, overhead lighting, front aspect UPVC double glazed obscured window and front door, radiator and tiled flooring.

### Entrance Hall

2.64m x 2.45m (8' 8" x 8' 0")  
Skimmed ceiling, overhead lighting, radiator and carpeted flooring.

### Lounge

6.00m x 3.71m (19' 8" x 12' 2")  
Skimmed ceiling, overhead lighting, front aspect UPVC double glazed window, radiator, electric fireplace, carpeted stairs leading to first floor and carpeted flooring.

### Kitchen

6.26m x 3.10m (20' 6" x 10' 2")  
Skimmed ceiling, spotlighting, rear aspect UPVC double glazed window, radiator, airing cupboard, under-stair storage cupboard and tiled flooring. Kitchen consists of a range of base and eye level units, breakfast bar, integrated sink drainer and extraction unit and space for range cooker, dishwasher, washing machine and American-style fridge freezer.

### Dining room

2.98m x 2.90m (9' 9" x 9' 6")  
Skimmed ceiling, overhead lighting, rear aspect UPVC double glazed windows, side aspect UPVC double glazed French doors, radiator and tiled flooring.

### Office / Bedroom Five

2.88m x 2.40m (9' 5" x 7' 10")  
Skimmed ceiling, overhead lighting, rear aspect UPVC double glazed French doors, radiator and wood effect flooring.

### Ground Floor Shower Room / En-Suite

Three piece shower room with skimmed ceiling, overhead lighting, extraction fan and wood effect flooring.



### Landing

Skimmed ceiling, spotlighting, loft access hatch, side aspect UPVC double glazed obscured window and carpeted flooring.

### Bedroom One

3.67m x 3.28m (12' 0" x 10' 9")  
Skimmed ceiling, overhead lighting, front aspect UPVC double glazed window, radiator and carpeted flooring.

### Bedroom Two

3.26m x 3.10m (10' 8" x 10' 2")  
Skimmed ceiling, overhead lighting, rear aspect UPVC double glazed window radiator, boiler cupboard and carpeted flooring.

### Bedroom Three

2.98m x 2.90m (9' 9" x 9' 6")  
Skimmed ceiling, overhead lighting, rear aspect UPVC double glazed window, radiator and carpeted flooring.

### Bedroom Four

2.90m x 2.73m (9' 6" x 8' 11")  
Skimmed ceiling, overhead lighting, front aspect UPVC double glazed window, radiator and carpeted flooring.

### Bathroom

Three piece bathroom with skimmed ceiling, overhead lighting, side aspect UPVC double glazed obscured window, heated towel rack, half tiled walls fully tiled around bath and vinyl flooring.

### Garage

4.97m x 2.40m (16' 4" x 7' 10")  
Single integral garage with an up and over garage door, power and lighting.

### Outside

South East facing rear garden with two patio areas, one outside the home office and one outside the dining area, with a paved path connecting the two, raised veg patches and flowerbeds on the patios with the rest laid to lawn with perimeter flowerbeds, paved path provides side access via garden gate to the block paved driveway for up to five vehicles.

### Disclaimer

In accordance with the Property Misdescriptions Act (1991) Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. No statement in these particulars is to be relied upon as a statement or representation of fact. Any areas, measurements or distances are only approximate.

### School Admissions

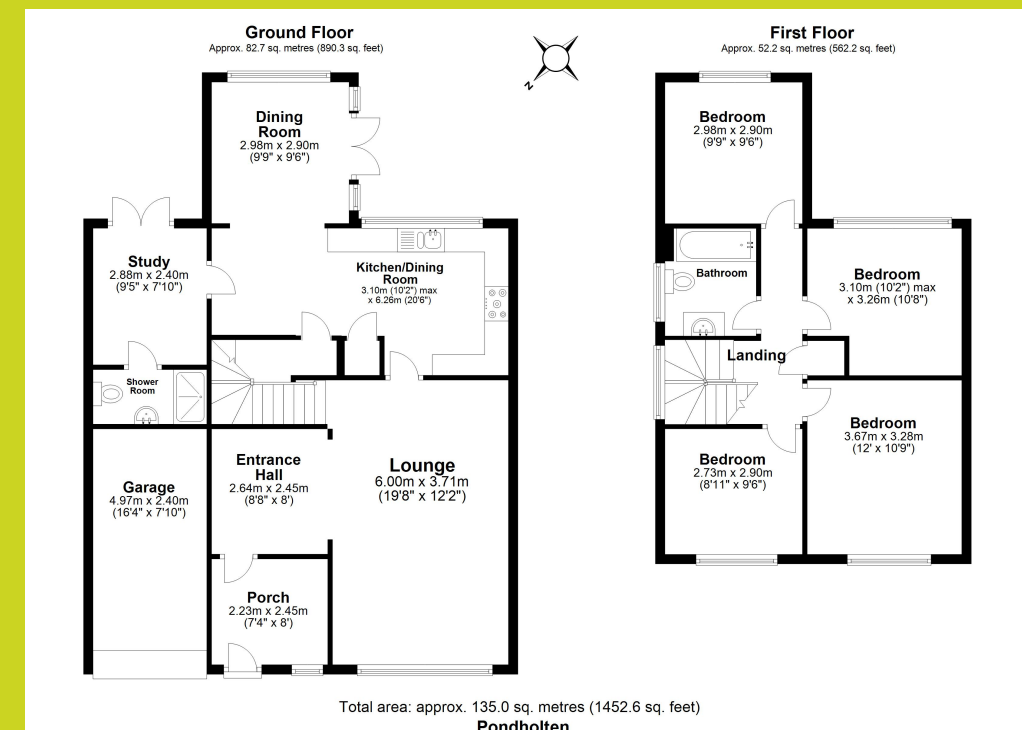
To verify the school catchment area contact Essex County Council on 0345 603 2200. Purchasing a house in a certain area doesn't automatically guarantee a place at a school within the catchment area.

### Useful Information

Please contact us if you require the postcode for this property to check the broadband speed in the area. You can visit : [www.rightmove.co.uk/broadband-speed-in-my-area](http://www.rightmove.co.uk/broadband-speed-in-my-area) for this information.

### Council Tax Band

At the time of instruction, the council tax band for this property is band D.



The above floor plans are not to scale and are shown for indication purposes only.