



- Three Bedrooms
- Lounge
- Conservatory
- Dining Room
- Groundfloor Cloakroom
- Semi Detached
- Luxury Four Piece Bathroom
- Landscaped Rear Garden

22 Claudius Way, Witham, Essex. CM8 1PY.

Guide Price £325,000 - £350,000 Situated towards the end of a quiet cul de sac sits this beautifully presented extended three bedroom semi detached house. The ground floor accommodation offers a magnificent kitchen, separate dining room, study, cloakroom, lounge and conservatory which has all been tastefully refurbished with french doors to the rear garden. To the first floor you will find three good size bedrooms and the four piece family bathroom. Outside, there is a well maintained landscaped rear garden with patio area, driveway which offers off road parking. New to the market, an early internal inspection is strongly advised...



Property Details.

Ground floor

Entrance Porch

Double glazed door and window to

Hall Way

Stairs to first floor, door to

Study



6' 4" x 5' 11" (1.93m x 1.80m)

Double glazed window to front

Lounge



14' 7" x 12' 3" (4.45m x 3.73m)

Carpet, fireplace feature, doors into conservatory, glass panel and sliding door into dining area

Dining Area



10' 11" x 8' 0" (3.33m x 2.44m)

Double glazed window to side access, bespoke glass sliding doors into kitchen

Kitchen



13' 10" x 7' 11" (4.22m x 2.41m)

Double glazed window to front aspect, wall and base units, integrated oven and hob with extractor hood, integrated dishwasher, sink drainer unit, glass splashbacks, under base unit spotlight features

Property Details.

Conservatory



11' 9" x 9' 9" (3.58m x 2.97m)

Double glazed surrounding windows, access to garden, radiator and wooden flooring

First floor

Landing

Carpet, splits off into two directions

Bedroom one



16' 6" x 8' 1" (5.03m x 2.46m)

Carpet, double glazed window to front and radiator

Bedroom Two

15' 11" x 8' 3" (4.85m x 2.51m)

Carpet, fitted wardrobes, double glazed to rear

Bedroom Three

12' 4" x 8' 6" (3.76m x 2.59m)

Double glazed window to front and radiator

Bathroom



Tiled flooring, feature spotlights, double glazed obscure window to rear, radiator, wc, shower cubicle, wall mounted wash basin, wooden flooring, elevated platform with freestanding bath

Rear Garden



Patio area leading to laid to lawn area with a variety of flower and shrubbery features

Front

Off road parking for approximately two vehicles

Property Details.

Floorplans

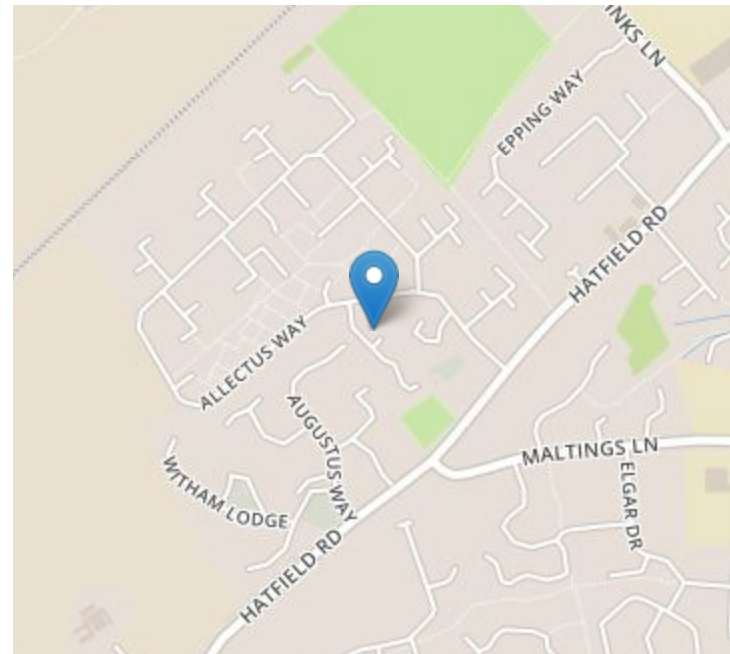
Claudius Way

Approximate Gross Internal Area = 104.6 sq m / 1125 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. (ID 320066)

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.