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Dorothy Sayers Drive, Witham Guide price £375,000

GUIDE PRICE £375,000 - £400,000

Aspire is proud to present this spacious 4-bedroom family home offering over 1,500 sq. feet of modern living space. The ground floor boasts a generously sized living room and a separate family room, perfect for gatherings or relaxation. The sleek kitchen/dining area opens to the garden through stunning bi-fold doors, offering a great indoor-outdoor flow. Upstairs, the primary bedroom includes an en-suite bathroom, with two additional double bedrooms and a family bathroom. The property also features a versatile outbuilding ideal for a home office or gym. Situated in a highly sought-after, friendly neighborhood, the home benefits from a strong sense of community. The local area offers excellent amenities, including schools, parks, and easy access to transportation links, making it an ideal location for families. With driveway parking and a contemporary finish throughout, this home is perfect for modern family living.

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Measurements are given in FT

Living room (20.5 x 13.11)

Family room / Downstairs bedroom one (20.5 x 8.4)

Kitchen / Dining room (10.4 x 18.5)

Utility area (7.5 x 3.10)

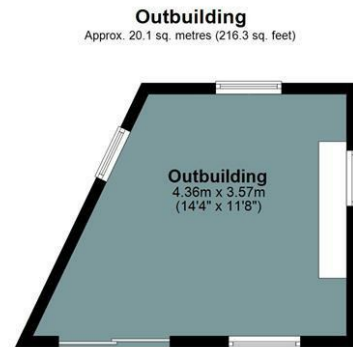
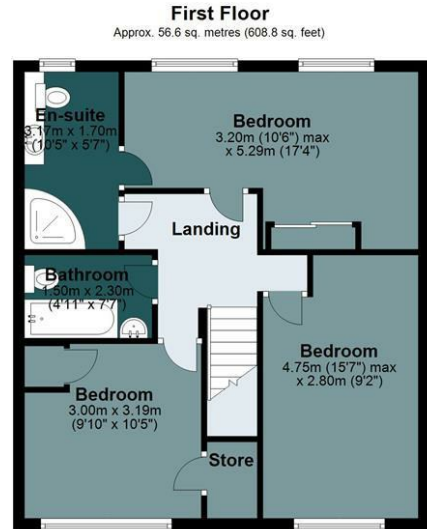
Outbuilding (14.4 x 11.8)

Bedroom two (15.7 x 9.2)

Bedroom three (10.6 x 17.4)

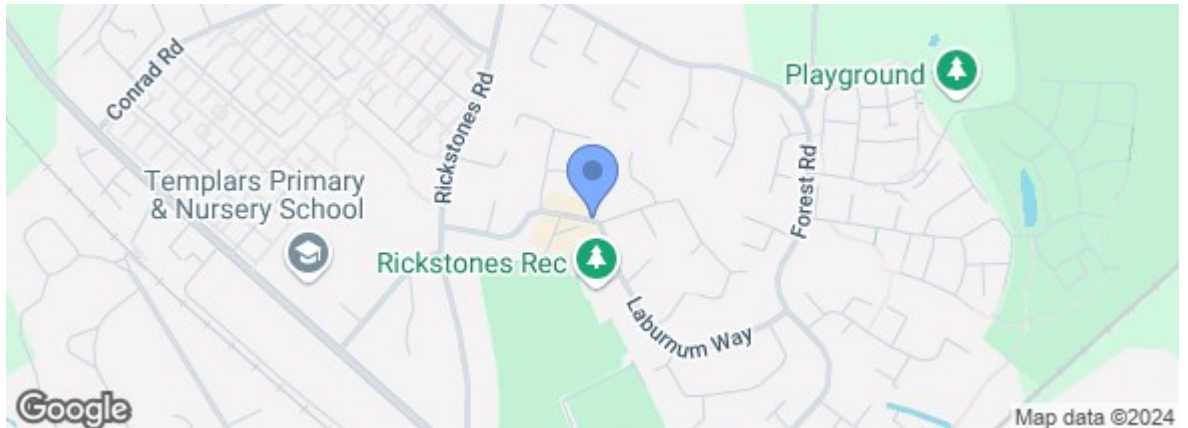
En suite (10.5 x 5.7)

Bedroom four (9.10 x 10.5)



Total area: approx. 142.3 sq. metres (1531.8 sq. feet)
Dorothy Sayers Drive, Witham

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| Environmental Impact (CO ₂) Rating | | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |



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