



**Butcher Row, Witham, Essex, CM8 1YS**

**3 bedroom semi-detached house / £425,000 / t. 01702 555888**

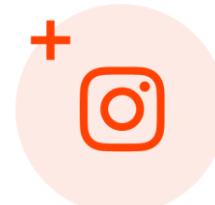
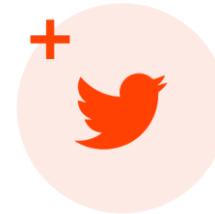
**amos**



Tucked away on the highly regarded 'Mulberries Development' is this beautifully presented **three bedroom** semi detached family home with a bright and stylish finish throughout. Boasting large lounge, stunning fitted kitchen/diner and ground floor WC together with good size bedrooms, a luxury en-suite to master and further family bathroom. Outside there is a south/west facing rear garden, garage and off street parking for two/three vehicles. Also benefiting from the remainder of the 10-year NHBC new build warranty.

Situated in a sought after neighbourhood, a short distance from the Witham Town Centre, railway station and major trunk roads whilst also having local parks, supermarkets and amenities close by. Don't miss out, call now to book your viewing!

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**A space to  
call home.**



Approximate total area<sup>(1)</sup>

1008 ft<sup>2</sup>

93.6 m<sup>2</sup>



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



## Highlights

- >| **Beautifully Presented Three Bedroom Semi Detached Family Home**
- >| **Large Lounge**
- >| **Stunning Kitchen/Diner**
- >| **Ground Floor W.C**
- >| **Good Size Bedrooms**
- >| **En-Suite Shower Room To Master**
- >| **Three Piece Family Bathroom Suite**
- >| **South/West Facing Rear Garden**
- >| **Garage & Ample Off Street Parking**
- >| **Upvc Double Glazing Throughout**
- >| **Gas Central Heating Via Combination Boiler**
- >| **NHBC New Build Warranty**
- >| **Peaceful Yet Convenient Location**
- >| **Easy Reach Of Transport Links & Town Centre**
- >| **Local Parks Nearby**
- >| **Sought After Mulberries Development**
- >| **EPC Rating – B**



Composite entrance door opening to:

### **Entrance Hall**

Fitted carpet, radiator, power points, smooth plastered ceiling, doors to accommodation off.

### **Lounge 17'5 x 12'2**

Upvc double glazed window to front, fitted carpet, radiator, power points, two T.V points, thermostat control, smooth plastered ceiling, carpeted stairs with timber balustrade leading to first floor, large understairs storage cupboard, door leading to:

### **Kitchen/Diner 16' x 10'**

A stunning fitted kitchen/diner comprising stainless steel double bowl sink and drainer unit with chrome mixer tap inset into a range of square edge worktops with attractive cupboards and drawers beneath and matching eye level units, integrated AEG oven with grill above, integrated fridge/freezer, integrated AEG four ring gas hob with chimney style extractor above and glass backplate, integrated dishwasher, space and plumbing for washing machine, under cupboard lighting, Karndean flooring, power points, radiator, smooth plastered ceiling with inset spotlights, upvc double glazed window to rear with upvc double glazed French doors adjacent leading to rear garden.

### **Ground Floor W.C**

Modern two piece suite comprising push button WC, wall hung wash basin with chrome mixer tap and tiled splashback, wood effect flooring, smooth plastered ceiling with inset spotlights, extractor, radiator, consumer unit.





## Landing \

Fitted carpet, upvc double glazed window to side at half landing, smooth plastered ceiling, loft access hatch, large airing cupboard housing combination boiler and shelving, power points, radiator, doors to accommodation off.

## Bedroom One 10'1 x 10' \

Upvc double glazed window to rear, fitted carpet, power points, smooth plastered ceiling, T.V point, attractive fitted wardrobes, door to:

## En-Suite Shower Room 9'4 x 3' \

Luxury three piece suite comprising shower cubicle with shower over and tiled surround, wall hung wash basin with chrome mixer tap, push button WC, upvc obscure double glazed window to rear, extractor, smooth plastered ceiling with inset spotlights, heated towel radiator, shaver point, wood effect flooring.

## Bedroom Two 10'8 x 8'7 \

Upvc double glazed window to front, fitted carpet, power points, radiator, smooth plastered ceiling.

## Bedroom Three 9' x 7'2 \

Upvc double glazed window to front, fitted carpet, power points, radiator, smooth plastered ceiling.

## Bathroom 7' x 5'2 \

Modern three piece suite comprising panelled bath with chrome controls and shower above, wall hung wash basin with chrome mixer tap, push button WC, mostly tiled walls, heated towel radiator, shaver point, extractor, smooth plastered ceiling with inset spotlights, wood effect flooring.





**Rear Garden** |

A low maintenance rear garden with a south/west aspect. Commencing with patio providing outside seating facility whilst the remainder is mainly laid to established lawn, well stocked flowerbeds, fencing to borders, outside tap, side access to front via timber gate.

**Front Garden** |

Block paved driveway providing off street parking for two/three vehicles leading to:

**Garage 18'8 x 9'8** |

Up and over door to front, power and light connected.

**Service Charge** | We understand the yearly service charge is approximately £270.

**PLEASE NOTE:-**

NB. In accordance with Section 21 of the Estate Agent Act 1979, we declare that there is a personal interest in the sale of this property. The owner of the property is related to a member of staff.



#### PLEASE NOTE:-

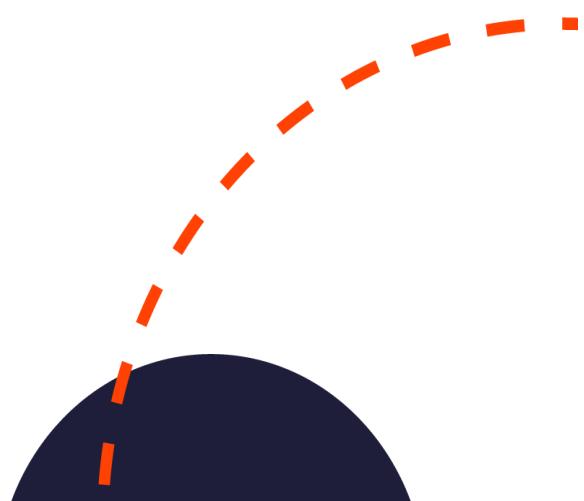
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Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide to take.

*Digital Markets, Competition and Consumers Act 2024.*

*These details are for guidance only, complete accuracy cannot be guaranteed. For any points which are of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given concerning planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.*





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