



37 Byron Drive, Wickham Bishops, CM8 3ND

Offers in excess of £675,000



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Some More Information

A three bedroom detached property located in a quiet cut-de-sac location within the centre of Wickham Bishops offers planning permission to extend to create a further fourth bedroom. Benefitting from a modern kitchen breakfast room, dining hall, utility room and sitting room along with ground floor W.C. completing the ground floor, whilst upstairs there are three double bedrooms and four piece bathroom including separate walk-in shower. To the front of the property there is off street parking for a number of vehicles along with an element of shrub planting and lawn. The well manicured established rear garden offers a number of different planting beds, pergola's and a substantial timber constructed "log" cabin with power and light connected.

From the willow green composite entrance door you lead into the dining hall, with oriel bay window to the front elevation timber floors and doors giving access to kitchen breakfast room and sitting room. In addition the dining hall benefits for three storage cupboards and access to the ground floor cloakroom which comprises half height vertical timber wall panelling, w.c. and wall mounted wash hand basin. The kitchen breakfast room over looks the garden to the rear with wide French Doors and glazed side lights to either side. The kitchen is fitted with a range of eye and base level cupboards and drawers, beneath rolled edge work surfaces with space for range cooker and fridge freezer. Located from the kitchen a good size utility room has a further range of cupboards and drawers beneath rolled edge work surfaces, space for two appliances, and wall mounted gas combination boiler. Located to the front of the property the sitting room also has an oriel bay window to the front elevation, along with further window to the side, and stairs lead to the first floor.

Upon the first floor the landing gives access to all three bedrooms with bedroom one being an excellent size double bedroom with window to the front elevation, and storage cupboard, bedroom two is located to the rear, with window overlooking the rear garden and further wardrobe storage cupboard, whilst bedroom three is also a double sized room with window to the front elevation. Completing the first floor accommodation is the four piece family bathroom, comprising dual ended bath, walk in shower with glazed screen and wall mounted mixer shower, low level W.C. and wash hand basin, both of which are fitted into vanity storage cupboards and underfloor heating.

Externally

Located towards the end of the established cul-de-sac the property benefits for a block paved driveway providing off street parking for a number of vehicles along with an area of lawn and established tree and shrub planting. Gated access leads to the side of the property and to the rear of property which comprises with an Indian Sandstone paved terrace to the immediate rear of the property, which stretches the width of the property, a step up from the terrace through a timber pergola leads into the

main section of the garden with a brick on edge pathway runs through the centre dissecting the garden into two halves, there are two further timber pergola's providing a covered area for a hot tub and further seating area, a partially raised pond is located to the centre with a flower and shrub planting surrounding, located towards the rear of the garden is the timber "log" cabin with power and light connect, offering a number of potential uses from a relaxing summer house to a work from home office. Located to the rear of the property a further timber constructed shed provides storage for garden tools and mowers. A further area is located behind the shed for composting or other storage. We understand there a small number of plants within the garden which our clients are intending to take with them if possible, further details on these plants can be given upon request. The rear garden measures 95ft in depth from the centre of the property to the rear boundary fence x 45ft wide measured at the centre of the garden with a total plot size of 0.175 acres (all measurements obtained from Promap mapping service March 2024).

Location

Located in the village of Wickham Bishops, the property is located just 0.4 miles from the community village hall, which offers a range of classes, clubs and activities as well as having a children's play area within the grounds. The village of Wickham Bishops also offers Library, village shop and Post Office, Mrs Salisbury's Tea Rooms, Olio's at The Chequers, along with Health Food shop, Estate Agents, nail salon and two hair salons. Located just 1.8 miles from the property is Benton Hall, Golf, Health and Country Club, which offers not only an 18 hole championship golf course as well as the "Bishops" par 3, 9 hole course. The health club offers various classes along with indoor swimming pool, gymnasium and spa facilities.

The nearby town of Maldon with its historic quay offers a number of independent and national high street retailers as well as supermarkets and restaurants, as does Witham, which is located 2.4 miles from the property but in addition has a mainline railway station with a fast and frequent service to London Liverpool Street Station.

Entrance Dining Hall

15'1" x 13'10" (4.60m x 4.24m)

Kitchen/Breakfast Room

23'11" x 10'0" (7.29m x 3.06m)

Utility Room

9'7" x 7'11" (2.94m x 2.42m)

Cloakroom

Sitting Room

17'1" x 14'4" (5.23m x 4.39m)

Bedroom One

17'1" x 10'9" (5.23m x 3.30m)

Bedroom Two

12'2" x 10'0" (3.71m x 3.06m)

Bedroom Three

10'11" x 9'2" (3.34m x 2.81m)

Bathroom

9'2" x 6'7" (2.81m x 2.01m)

Services

Council Tax Band - E

Local Authority - Maldon District Council

Tenure - Freehold

EPC Rating - C

Broadband Availability - Ultrafast Fibre Broadband Available with speeds up to 940mbps (details obtained from Ofcom Mobile and Broadband Checker) - February 2024.

Mobile Coverage - It is understood that the best available mobile service in the area is provided by O2 & EE (details obtained from Ofcom Mobile and Broadband Checker) - February 2024.

Services -

Mains Electric

Gas Fired Central Heating

Mains Water

Mains Sewerage

Construction Type - We understand the property to be of Traditional Construction of Brick and Block, with composite cladding to the front and rear elevations. The property does not have step free access from the street to inside the property.

Flood Risk - Data Taken from Gov.UK Flood Map.

Flooding from Rivers and Sea - Very Low Risk

Flooding from Surface Water - Very Low Risk

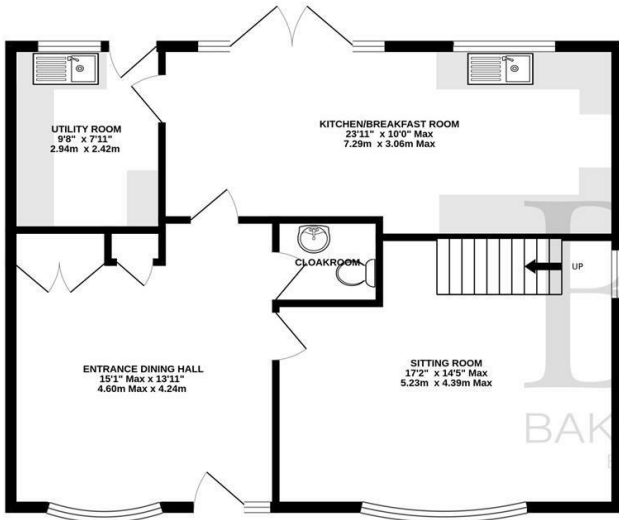
Flooding from Reservoirs - Unlikely In This Area

Flooding from Ground Water - Unlikely In This Area

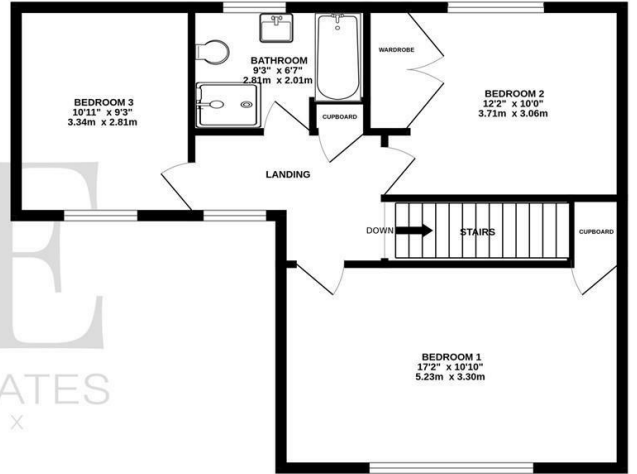
Planning Applications in the Immediate Locality - Checked February 2024 - There are no planning permission applications in the immediate locality of this property.



GROUND FLOOR
776 sq.ft. (72.1 sq.m.) approx.



1ST FLOOR
587 sq.ft. (54.5 sq.m.) approx.



3 BEDROOM DETACHED HOME

TOTAL FLOOR AREA : 1363 sq.ft. (126.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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	82

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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