



10 Roots Lane, Wickham Bishops, CM8 3LS

Guide price £675,000



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Some More Information

Set back from the road the property has off street parking for a number of vehicles and in turn leads to the integral garage. From the entrance door you lead into the entrance hall where doors give access to the inner hall and dining room along with a storage cupboard ideal for coats and shoes.

The dining room is a good size with central fireplace and stairs lead to the first floor, in addition to being open plan though to the kitchen breakfast room and sitting room beyond.

The kitchen breakfast room is presented with a range of eye and base level cupboards and drawers, including inset sink with drainer, range cooker with extractor fan over, integrated fridge / freezer and French doors leading out to the rear garden. From the kitchen a step leads up into an extension which is utilised as a sitting room with windows to front side and rear along with semi vaulted ceiling and feature exposed timber beams. A further door from the kitchen leads back in to the inner hall where a pantry storage cupboard is located and leads around to a utility room with space for washing machine and condensing tumble dryer stack system, and in turn gives way to the ground floor bathroom. The bathroom comprises low level W.C. wash hand basin set upon a vanity unit along with the panel enclosed bath, completing the room is a high-level window. Continuing along the inner hallway a single door leads out to the rear garden and a further door gives access to bedroom 4 / study, which has windows to the rear and side elevation.

To the first floor there are three bedrooms all of which are a good size, with bedroom one having window to the front elevation, space for wardrobes and airing cupboard located over the stairs. Bedroom two is located to the rear of the property and is a good sized double room, with a window overlooking the rear garden. Bedroom 3 is located to the front of the property adjacent to bedroom one. The first floor shower room comprises large walk in shower enclosure, W.C. and wash hand basin. Completing the first floor accommodation is the square landing with window to the side elevation which in our opinion lends itself to a further first floor extension to the side of the property to create a principle bedroom suite.

Entrance Hall

Dining Room

15'6 x 12'0" (4.72m x 3.66m)

Lounge

24'1" x 11'10" (7.34m x 3.61m)

Kitchen/Diner

21'5" x 8'10" (6.53m x 2.69m)

Study/Bedroom Four

11'6" x 9'9" (3.51m x 2.97m)

Utility Room

8'0" x 4'7" (2.44m x 1.40m)

Bathroom

5'10" x 5'0" (1.78m x 1.52m)

Landing

Bedroom One

15'0" x 11'1" (4.57m x 3.38m)

Bedroom Two

11'9" x 9'0" (3.58m x 2.74m)

Bedroom Three

9'0" x 8'9" (2.74m x 2.67m)

Shower Room

8'4" x 5'11" (2.54m x 1.80m)

Externally

To the front of the property a tarmac driveway leads down to the integral double garage and is flanked by an area of lawn with mature tree / shrub planting. Gated access leads to the rear garden which sweeps around from the side of the property to the rear and is mainly laid to lawn with an established hedge planted within, the property further benefits from its paved terrace to the immediate rear. The rear garden measures 95ft in depth (from the rear of the sitting room) x 134ft wide (measured at the rear boundary) with a total plot size of 0.2 acres. Information obtained from Promap mapping data (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 1.8miles 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 2.4miles from the property but in addition has a mainline railway station with a fast and frequent service to London Liverpool Street Station.

Services

Council Tax Band - F

Local Authority - Maldon District Council

Tenure - Freehold

EPC Rating - C

- Mains Electric
- Gas Fired Central Heating
- Mains Water
- Mains Sewerage

Broadband Availability - Ultrafast Broadband Available with speeds up to 1000mbps (details obtained from Ofcom Mobile and Broadband Checker) – March 2024.

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

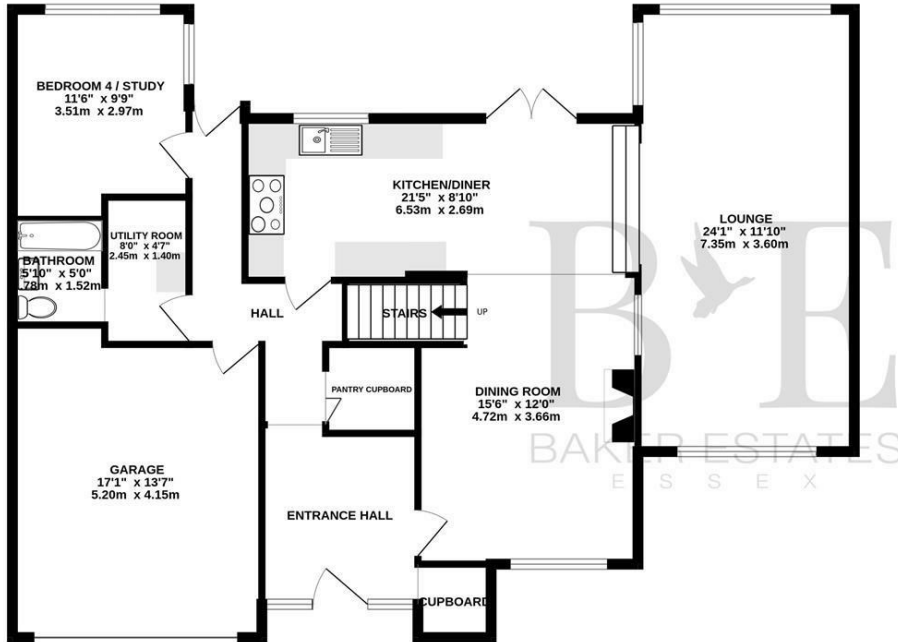
Construction Type - We understand the property to be of Traditional Construction of Brick and Block, with composite cladding to the front and rear elevations. The property was constructed at a time where it did not need to meet lifetime homes standards and as such may not have step free access from the street to inside the property.

Flood Risk - Data available from the selling agents taken from Gov.UK Flood Map.

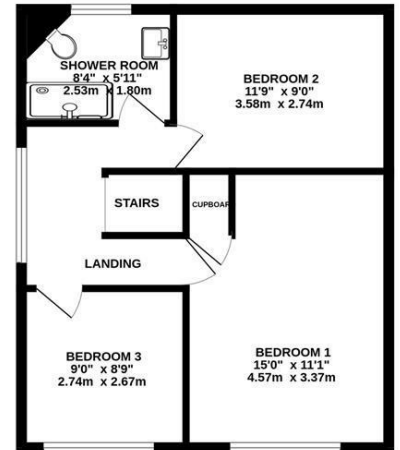
Planning Applications in the Immediate Locality - Checked March 2024 - There are two planning permission applications in the immediate locality of this property for extensions to side and rear, for more information in respect of these please talk to the selling agents.



GROUND FLOOR
1256 sq.ft. (116.7 sq.m.) approx.



1ST FLOOR
476 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA: 1732 sq.ft. (160.9 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		82
(81-91) B		
(69-80) C	69	
(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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