



3 Warrens, Wickham Bishops, CM8 3XH
Guide price £695,000



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Some More Information

Located at the end of a private cul-de-sac this four bedroom detached home benefits from a driveway with off street parking for two vehicles along with the detached double garage. Internally the property has a kitchen breakfast room, utility room, separate living room, study and large uPVC conservatory to the rear. To the first floor there are four bedrooms with the master bedroom benefiting from fitted wardrobes along with the en-suite shower room three further bedrooms and family bathroom. Externally the rear garden has a central patio area with mature shrub planted borders along with an area of lawn.

From the entrance door you lead into the entrance porch with a central feature exposed brick column and ground floor cloakroom comprising low level W.C. and wash hand basin set into a wall to wall vanity unit. The hallway continues into the centre of the home where doors give access to all rooms. The kitchen breakfast room is fitted with a range of eye and base level cupboards and drawers beneath black stone work surfaces and has the benefit of a range cooker, dishwasher and under mount sink, in addition there is a breakfast bar in matching work-surface to allow for those quick on the go breakfasts. A further door from the kitchen leads to the utility room where there are further eye and base level cupboards beneath rolled edge work-surface, space for washing machine and tumble dryer, tall storage cupboard and uPVC door to the rear garden. Located to the opposite site of the home is the living room with a window to the front elevation, and bi-folding door leading to the conservatory, central to the room is the electric fire with wood effect surround. Adjacent to the living room, is the study which also has bi-folding door to the conservatory, which is of uPVC construction upon a brick plinth with a glazed roof which is currently used as a dining room and additional seating space over looking the garden.

To the first floor there are four bedrooms with the master bedroom having fitted wardrobe storage, laminate flooring window to the rear and the added benefit of an en-suite shower room comprising shower enclosure with tiled wall and glazed screen and pivot entrance door, low level W.C. and wash hand basin inset into vanity unit. Bedrooms two and four have uPVC windows to the rear elevation whilst bedroom three is located to the front of the property with projecting first floor box bay window to the front elevation. Completing the first floor accommodation is the family bathroom comprising tiled enclosure dual ended bath, low level W.C. corner shower enclosure with curved sliding shower screen door, and wash hand basin set upon a vanity basin

Externally

As previously mentioned the property is located at the end of a private Cul-de-sac, within the centre of the sought after village of Wickham Bishops and located in a corner plot. To the front of the property there is parking for two vehicles which in turn leads to the detached double garage with up and over doors. A paved pathway leads to the front entrance door flanked by

areas of grass along with some mature shrub planting. Gated access to the side of the property leads around to the rear garden which has a paved patio terrace to the immediate rear of the conservatory and extends through the centre of the garden to the rear, there are areas of mature shrub planting borders along with an area of grass all of which are enclosed by timber close boarded fencing with the remainder of the garden mainly laid to lawn with established tree and shrub planting. To the foot of the garden the width narrows where there is a raised area of decking all of which is enclosed by wood panel fences.

Location

Centrally located in the village of Wickham Bishops, the property is located just 250m 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 1.5miles 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 is located 4miles from the property with its historic quay, Maldon also offers a number of independent and national high street retailers as well as supermarkets and restaurants, as does Witham, which is located 2.5miles from the property but in addition has a mainline railway station with a fast and frequent service to London Liverpool Street Station.

Living Room

18'7" x 10'10" (5.66m x 3.30m)

Conservatory

19'11" x 11'5" (6.07m x 3.48m)

Study

10'2" x 8'8" (3.10m x 2.64m)

Kitchen

12'11" x 10'2" (3.94m x 3.10m)

Utility Room

10'10" x 5'3" (3.30m x 1.60m)

Cloakroom

Master Bedroom

12'2" x 10'4" (3.71m x 3.15m)

En-suite

Bedroom Two

10'11" x 9'4" (3.33m x 2.84m)

Bedroom Three

10'10" x 8'11" (3.30m x 2.72m)

Bedroom Four

8'11" x 8'5" (2.72m x 2.57m)

Bathroom

9'3" x 8'0" (2.82m x 2.44m)

Property Information

Council Tax Band - G

Local Authority - Maldon District Council

Tenure - Freehold

EPC Rating - E

Broadband Availability - Superfast Broadband Available with speeds up to 80mbps (details obtained from Ofcom Mobile and Broadband Checker) - January 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) - January 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. The property has steps to access from the front and rear 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

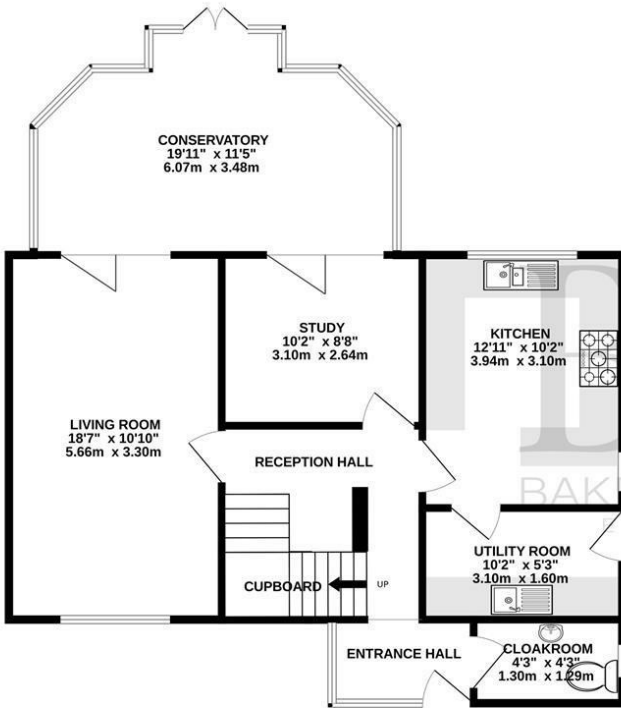
Flooding from Reservoirs - Unlikely In This Area

Flooding from Ground Water - Unlikely In This Area

Planning Applications in the Immediate Locality - Checked January 2024 - There are currently no planning applications in the street however an application in the vicinity has been made which is currently pending consideration for a single new dwelling to be constructed. Further details are available from the selling agent or the local planning authority.



GROUND FLOOR
821 sq.ft. (76.3 sq.m.) approx.



1ST FLOOR
605 sq.ft. (56.2 sq.m.) approx.



TOTAL FLOOR AREA : 1426 sq.ft. (132.5 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	63

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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