



**10 Dart Close, Witham, CM8 1UA**  
**Offers in excess of £300,000**





# 10 Dart Close, Witham, CM8 1UA

## Offers in excess of £300,000



### Some More Information

Accessed from the pedestrian path, the front garden is enclosed by picket fencing. The front door leads into the entrance hall where there is storage for coats and shoes before a further door gives access to the sitting room. The large sitting room has a picture window looking over the greensward to the front, stairs rising to the first floor, and a further door accessing the kitchen dining room. The kitchen is fitted with a range of eye and base level shaker style cupboards, drawers fitted beneath rolled edge work surfaces, inset sink and drainer, four-ring electric hob with oven beneath, and spaces for two further under counter appliances, along with full height fridge freezer. Throughout the entrance hall, sitting room and kitchen dining room the property is fitted with grey oak effect laminate flooring, whilst access via the sliding patio doors gives access from the dining area to the conservatory which has a tiled floor and door to the rear garden.

To the first floor, there are three bedrooms. Bedrooms one and two both being double room, with large windows looking to the rear and front respectively, whilst bedroom three is of a single size with a wardrobe constructed over the top of the stairs. Completing the first floor is the family bathroom comprising panel enclosed bath with electric shower over, low level W.C. and pedestal wash hand basin.

### Externally

Access via a pedestrian pathway and overlooking a large greensward to the front, the front garden area is hard landscaped and enclosed by picket fencing.

To the rear of the property the garden commences with a paved patio area surrounding the conservatory which continues along the side of the garden, flanked by an area of lawn and shrub planting, down to the rear of the garden where a further area of paving is located along with the timber shed.

A pedestrian gate within the rear fence provides access to the communal parking area to the rear, which has plenty of unallocated parking spaces.

### Location

Witham is situated along with A12 trunk road, between the Cities of Chelmsford and Colchester and offers a wide variety of shops and services for daily living including 5 supermarkets, cafés and restaurants along with Dentists, Doctors and Pharmacies.

The town further benefits from two secondary schools and several Primary schools. The property is also located just 0.6 miles to Witham Mainline Railway Station, which offers a fast and frequent service to London Liverpool Street Station in 40 – 45 minutes.

### Entrance Hall

5'11" x 2'7" (1.80m x 0.79m)

### Sitting Room

14'7" x 14'2" (4.45m x 4.32m)

### Kitchen/Dining Room

17'5" x 8'8" (5.31m x 2.64m)

### Conservatory

7'5" x 7'3" (2.26m x 2.21m)

### Bedroom One

11'7" x 9'3" (3.53m x 2.82m)

### Bedroom Two

11'5" x 8'7" (3.48m x 2.62m)

### Bedroom Three

8'7" max x 8'2" max (2.62m max x 2.49m max)

### Bathroom

8'0" x 5'7" (2.44m x 1.70m)

### Services

Council Tax Band – B

Local Authority – Braintree District Council

Tenure – Freehold

EPC - E

Mains Electric  
Mains Water  
Mains Drainage  
Heating via electric panel radiators.

\*Ultrafast broadband available in the area via Openreach and Nexfibre with speeds up to 10000mbps

\*Best Mobile coverage for the area is available from O2. (Details obtained from Ofcom February 2025).

\*Flood risk in the property location is considered a very low risk from surface water and rivers and sea, along with unlikely flooding from Groundwater and Reservoirs.  
(Details obtained from Gov.UK flood risk area February 2025).

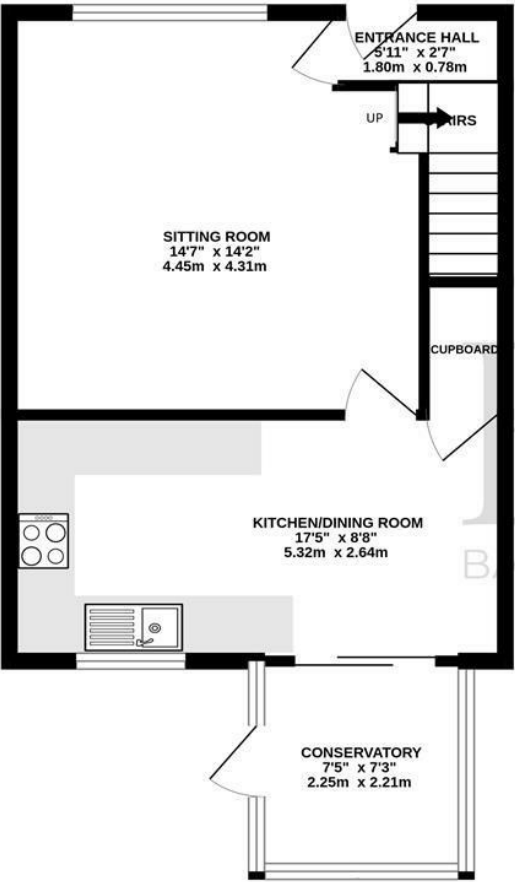
\*Construction Type - We understand the property to be predominantly of brick with timber stud construction, fitted with uPVC windows, doors and conservatory.

\*The property was not constructed at time where the lifetime homes code was required as such some areas may be limited access including step access.

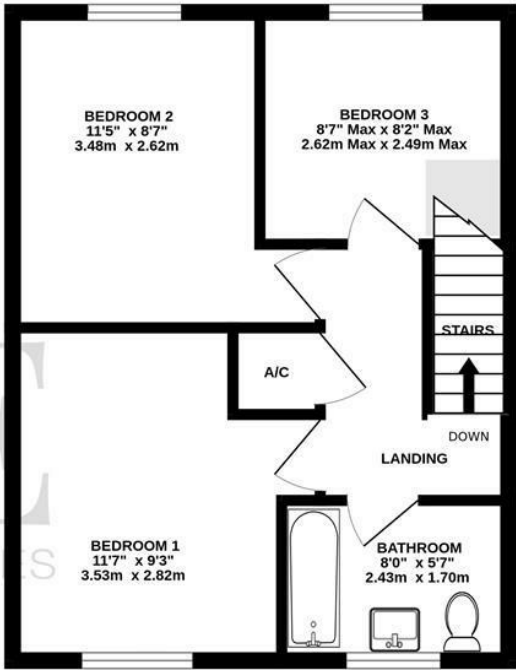




GROUND FLOOR  
452 sq.ft. (42.0 sq.m.) approx.



1ST FLOOR  
398 sq.ft. (37.0 sq.m.) approx.

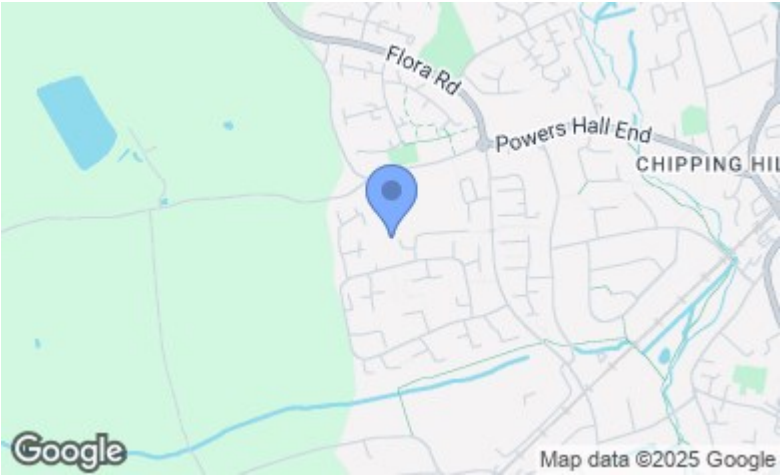


TOTAL FLOOR AREA : 850 sq.ft. (79.0 sq.m.) approx.

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.  
Made with Metropix ©2025

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	88

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	54



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.