



Wellands, Witham, CM8 3NF
Asking price £750,000



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Some More Information...

From the entrance door you enter the entrance hall where stairs rise to the first floor and doors give access to the ground floor reception rooms, cloakroom and garage. The family room located from the entrance hall, has dual aspect windows to front and side and is the first of two reception spaces, a further crittal style door provides access to the sitting room has a large window overlooking the rear garden, central fireplace door to the lean to conservatory and is also partially open to the kitchen breakfast room. The kitchen breakfast room is fitted with a range of eye and base level cupboards beneath marbled quartz work surfaces and central island complete with butler sink, and wine cooler along with window and French doors leading out to the rear. There is space for a range cooker with an extractor fitted above and antique mirror splash back. Completing the kitchen are the integrated microwave, dishwasher and space for fridge freezer.

The lean to conservatory is located from the sitting room and has doors leading out to the rear garden along with a further door into a storage area which could be utilised as a further pantry or utility space if required. Completing the ground floor accommodation is the cloakroom with feature half height panelling, close coupled W.C. wall mounted vanity basin, and double integral garage with window to the side and up and over door.

To the first floor there are five bedrooms all of which are exceptionally well presented with the principle bedroom having fitted wardrobes and an en-suite with heated floor and fittings comprise close coupled W.C. two vanity wash hand basins, along with shower cubicle and thermostatic bar mixer shower. Bedrooms two, three and four are all good size rooms with fitted wardrobe storage, whilst bedroom five has a window to the front and is currently utilised as a study. Completing the first floor is the family bathroom which also benefits from an electric mat heated floor, and comprises floor standing dual ended bath, vanity wash hand basin, low level W.C. and corner shower enclosure.

Externally...

To the front of the property there is off street parking for 4 vehicles along with an area of lawn with central shrub planting. Gated access leads to the side and around to the rear where the South West facing garden commences with an area of block paved patio to the immediate rear of the property, which gives way to the lawn along with two raised areas of decking.

Entrance Hall

10'3" x 9'9" maximum (3.12m x 2.97m maximum)

Cloakroom

5'2" x 3'11" (1.57m x 1.19m)

Family Room

11'10" x 9'3" (3.61m x 2.82m)

Sitting Room

16'8" x 19'8" (5.08m x 5.99m)

Kitchen Breakfast Room

14'9" x 12'0" (4.50m x 3.66m)

Lean to Conservatory

14' x 7'8" (4.27m x 2.34m)

Store

7'8" x 4'8" (2.34m x 1.42m)

Garage

17'5" max x 15'0" (5.31m max x 4.57m)

First Floor Landing

23'4" x 5'10" (7.11m x 1.78m)

Bedroom One

14'9" into wardrobe x 12'0" (4.50m into wardrobe x 3.66m)

En-suite

7'2" x 4'11" (2.18m x 1.50m)

Bedroom Two

14'3" x 10'8" (4.34m x 3.25m)

Bedroom Three

12'0" x 9'10" (3.66m x 3.00m)

Bedroom Four

12'0" x 7'5" (3.66m x 2.26m)

Bedroom Five

9'3" x 8'5" (2.82m x 2.57m)

Bathroom

9'8" x 5'6" (2.95m x 1.68m)

Services

Council Tax Band - F

Local Authority - Maldon District Council

Tenure - Freehold

EPC Rating - D

Broadband Availability - Ultrafast Fibre Broadband Available with speeds up to 1000mbps (details obtained from Ofcom Mobile and Broadband Checker) - Jan 2026.

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) - Jan 2026.

Flooding from Rivers and Sea - Very Low Risk

Flooding from Surface Water - Very Low Risk

Flooding from Reservoirs - Very Unlikely In This Area

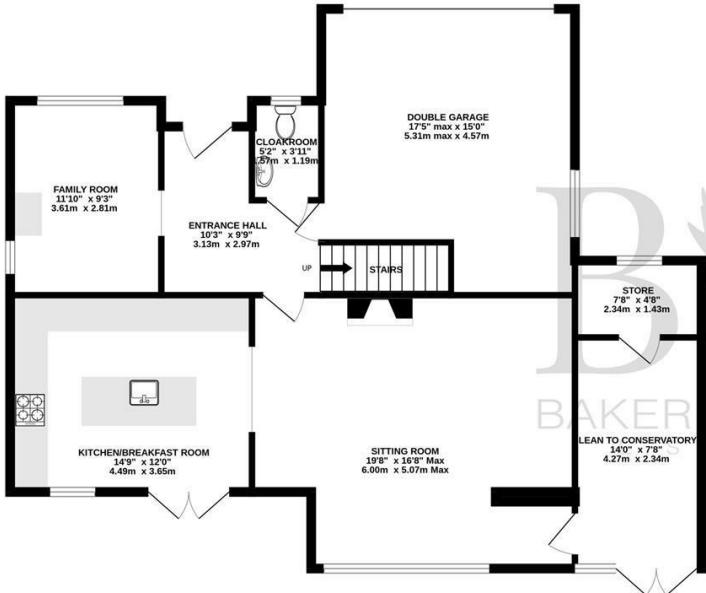
Flooding from Ground Water - Very Unlikely In This Area

Flood Risk - Data Taken from Gov.UK Flood Map - Jan 26.

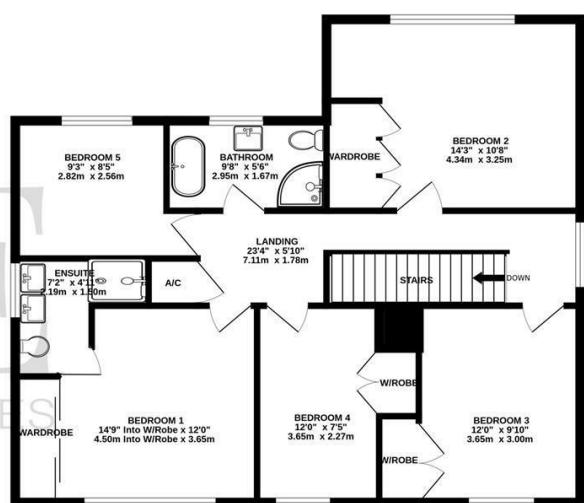
Planning in the locality - Please ask agent.



GROUND FLOOR
1108 sq.ft. (102.9 sq.m.) approx.



1ST FLOOR
889 sq.ft. (82.6 sq.m.) approx.



TOTAL FLOOR AREA : 1997 sq.ft. (185.6 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	58	
(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	



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

34 The Street, Wickham Bishops, Essex, CM8 3NN

Tel: 01621 333 765

Email: sales@baker-estates.co.uk

