

for sale

guide price **£400,000**



Butcher Way Silver End Witham CM8 3GU

Step into a world of modern elegance with this stunning three bedroom semi-detached residence, just two years old and brimming with contemporary flair.



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Entrance Hall

Stairs leading to the first floor, understair storage cupboard, radiator.

Downstairs Cloakroom

Low level WC, hand wash basin, double glazed window to the front aspect, radiator.

Living Room

16' 2" x 10' 8" (4.93m x 3.25m)

Double glazed window to the front aspect, radiator.

Kitchen/Dining Room

18' x 12' 1" (5.49m x 3.68m)

Inset stainless steel one and half bowl with right hand drainer with cupboard under, working surfaces to the side with a matching range of wall mounted units with further drawers and cupboards under, integrated double oven, hob and extractor fan, integrated dishwasher and fridgefreezer, downlighters, double glazed window to the rear aspect, double glazed french doors to the rear aspect. Storage cupboard with space and plumbing for washing machine and tumble dryer.

First Floor Landing

Loft access, storage cupboard, radiator.

Bedroom One

11' 4" plus door recess x 11' 2" (3.45m plus door recess x 3.40m)

Double glazed window to the front aspect, two built in fitted



wardrobes, radiator.

En-Suite Shower Room

Low level WC, hand wash basin, walk in shower cubicle, heated towel rail, downlighters.

Bedroom Two

11' 8" max x 9' 2" (3.56m max x 2.79m)
Double glazed window to the rear aspect, radiator.

Bedroom Three

8' 7" x 8' 6" (2.62m x 2.59m)
Double glazed window to the rear aspect, radiator.

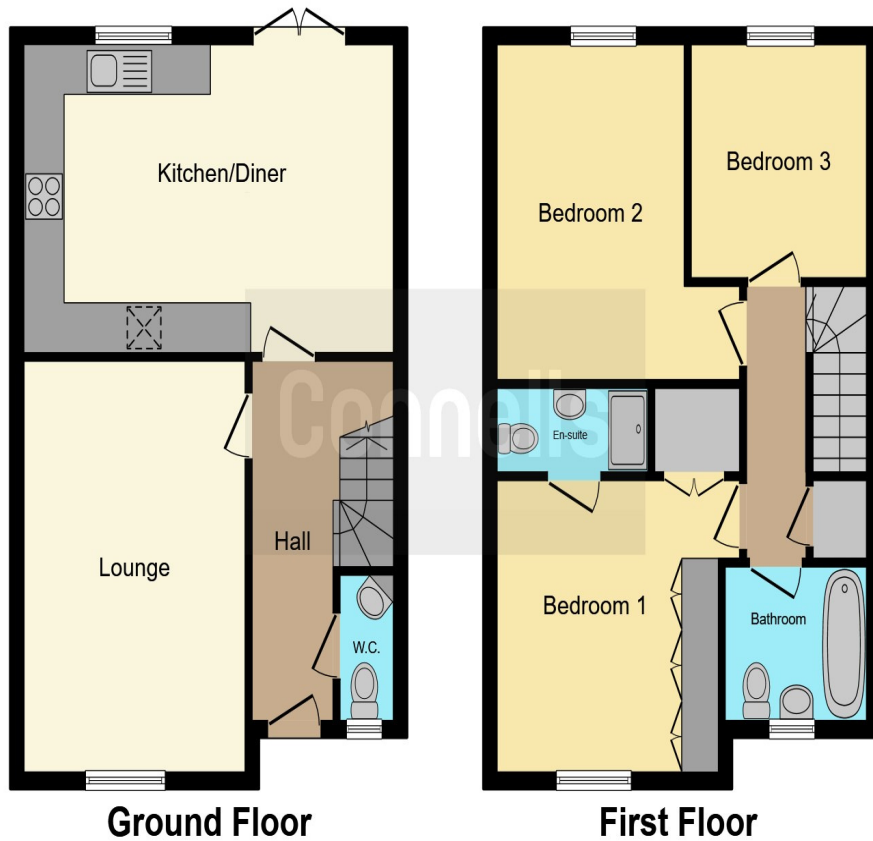
Family Bathroom

Low level WC, hand wash basin, bath with shower unit above, heated towel rail, downlighters, double glazed window to the rear aspect.

Rear Garden

Commences with a paved patio area with the remainder of the garden laid to lawn, shed to remain, gate to the side.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Tenure: Freehold

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