



Dormer Drive

Silver End, Witham, CM8 3XS

Freehold
Tax Band: E

Offers In The Region Of

£500,000



Boasting an UNOVERLOOKED & generously sized rear garden, a 22' TRIPLE ASPECT kitchen/diner plus UTILITY room and wonderful REAR COUNTRYSIDE VIEWS is this RECENTLY BUILT (and still under warranty) four bedroom DETACHED property. Benefiting from a garage with driveway for two vehicles, EN-SUITE to master, modern lounge plus STUDY/PLAYROOM and offering further POTENTIAL TO EXTEND (STPP). Ideally set in a quiet CUL-DE-SAC position on a recently established small development, with easy access to Braintree/Witham, A12/A120 and other local amenities.



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The accommodation, with approximate room sizes, is as follows:

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

Opaque double glazed windows to each side of composite secure main entry door, stairs to first floor, under stairs storage cupboard, built-in double storage cupboard, radiator, Amtico flooring and smooth ceiling.

LOUNGE:

13'01 x 9'09 (3.99m x 2.97m)

Radiator, carpeted flooring and smooth ceiling. French doors onto rear garden.

STUDY:

8'07 x 8'02 max (2.62m x 2.49m max)

Double glazed window to front aspect, radiator, carpeted flooring and smooth ceiling.

KITCHEN / DINER:

22'01 x 9'06 (6.73m x 2.90m)

Double glazed windows to front, side and rear aspects, a series of matching base and wall units, edged work surfaces incorporating one and a half bowl sink with central mixer tap and drainer, built-in double oven, gas hob with extractor hood over, integrated fridge/freezer and dishwasher, radiator, Amtico flooring and smooth ceiling with sunken spotlights.

UTILITY ROOM:

Matching base and wall units, space for washing machine and tumble dryer, wall-mounted boiler (in cupboard), Amtico flooring and smooth ceiling. Part-glazed door to rear garden.

CLOAKROOM:

Inset WC, inset wash hand basin with tiled splash backs, radiator, tiled flooring and smooth ceiling with sunken spotlights.

FIRST FLOOR ACCOMMODATION:

LANDING:

Loft access, airing cupboard, carpeted flooring and smooth ceiling.

MASTER BEDROOM:

12'11 x 9'08 (3.94m x 2.95m)

Double glazed window to rear aspect, fitted wardrobes, radiator, carpeted flooring and smooth ceiling.

EN-SUITE:

Opaque double glazed window to rear aspect, enclosed and fully tiled

shower unit, inset WC, inset wash hand basin with tiled splash backs, shaver point, extractor fan, heated towel rail, tiled flooring and smooth ceiling with sunken spotlights.

BEDROOM TWO:

12'11 x 9'11 (3.94m x 3.02m)

Double glazed window to rear aspect, radiator, carpeted flooring and smooth ceiling.

BEDROOM THREE:

9'03 max x 8'09 (2.82m max x 2.67m)

Double glazed window to front aspect, radiator, carpeted flooring and smooth ceiling.

BEDROOM FOUR:

9'00 x 8'09 max (2.74m x 2.67m max)

Double glazed window to front aspect, radiator, carpeted flooring and smooth ceiling.

FAMILY BATHROOM:

Opaque double glazed window to front aspect, panelled bath with central mixer tap and shower over, inset WC, inset wash hand basin with tiled splash backs, shaver point, extractor fan, heated towel rail, tiled flooring and smooth ceiling with sunken spotlights.

EXTERIOR:

REAR GARDEN:

Unoverlooked and generously sized rear garden, comprising patio area extending across property rear with remainder mainly laid to lawn, shrub borders, storage shed, gated side access and extensive countryside views to the rear aspect.

GARAGE, DRIVEWAY & PARKING:

Garage fitted with power, lighting and electric up and over door. Driveway for two vehicles.

AGENTS NOTES:

Council Tax Band: E

For further information regarding this property, please contact Hamilton Piers.



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All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

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