



Wellfield Close, South Witham

 **NEWTON FALLOWELL**

3 2 3

Key Features

- Ideal Three Bedroom Family Home
- Situated in a Prime Cul De Sac
- Highly Sought After Village Location
- Excellent Downstairs Accommodation
- South Facing Rear Garden
- Brand New Resin Driveway
- Single garage with electric up and over door and hot and cold plumbing
- EPC - A!!!!
- Council Tax Band - C
- Freehold

£299,950





Newton Fallowell is delighted to present this impeccably maintained three-bedroom detached residence, recently modernized to a high standard. This property features new windows, doors, and solar panels, ensuring both aesthetic appeal and energy efficiency. Located in a sought-after cul-de-sac, it offers generous living space on the ground floor, complemented by three spacious bedrooms and a contemporary family bathroom.

Upon entering, you are welcomed by an inviting entrance porch that leads into a stylish lounge, enhanced by French doors that open into a well-appointed dining room. The kitchen is a highlight of the home, providing ample worktop space and contemporary fittings, with access to a separate utility room. Completing the ground floor is a newly added conservatory, ideal for relaxation and entertaining.

The first floor comprises three generously sized bedrooms and a large family bathroom, providing comfortable accommodation for all.

Externally, the property boasts a new resin driveway, offering off-road parking for up to four vehicles, along with a substantial single garage with electric up and over door and hot and cold plumbing. The private rear garden is designed for low maintenance and ensures a serene environment, as it is not overlooked.

Nestled in a picturesque village just off the A1, this residence combines rural tranquillity with excellent connectivity, making it an ideal choice for commuters to London and throughout the Midlands.

Living Room 4.37m x 4.85m (14'4" x 15'11")

Dining Room 2.82m x 3.4m (9'4" x 11'2")

Kitchen 3.14m x 3.39m (10'4" x 11'1")

Utility Room 1.85m x 1.85m (6'1" x 6'1")

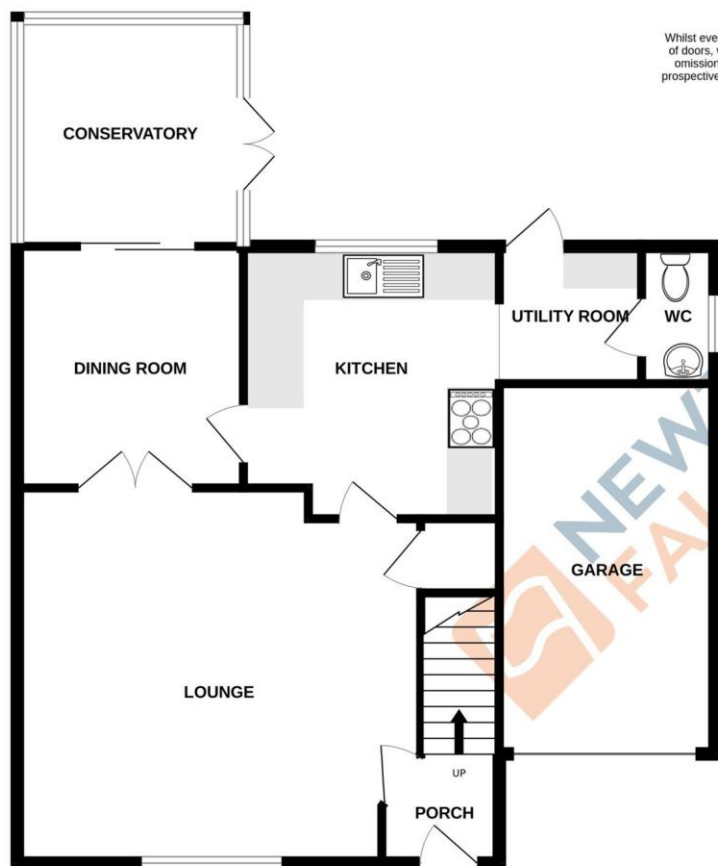
Conservatory 2.97m x 2.98m (9'8" x 9'10")

Bedroom One 3.15m x 3.58m (10'4" x 11'8")

Bedroom Two 2.77m x 2.87m (9'1" x 9'5")

Bedroom Three 2.13m x 2.49m (7'0" x 8'2")

Family Bathroom 1.73m x 2.49m (5'8" x 8'2")



GROUND FLOOR
732 sq.ft. (68.0 sq.m.) approx.

TOTAL FLOOR AREA : 1293 sq.ft. (120.1 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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1ST FLOOR
561 sq.ft. (52.1 sq.m.) approx.

Score	Energy rating	Current	Potential
92+	A	93 A	94 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority:
Council Tax Band: C

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.

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