



Wellands, Wickham Bishops , Essex CM8 3NF
Price £625,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

CONVENIENTLY LOCATED FOR WICKHAM BISHOPS VILLAGE CENTRE IS THIS SUBSTANTIAL DETACHED HOME OFFERING POTENTIAL TO FURTHER EXTEND AND IMPROVE. To the First Floor, this home currently comprises Four Bedrooms and a Family Bathroom with the bedrooms located to the rear benefitting from boasting pleasant views over the Rear Garden which measures approx. 125'. The extensive Ground Floor is accessed from an Entrance Hall which leads to further accommodation. There is a Ground Floor Shower Room in addition to the Bathroom with the Entrance also allowing access to the Double Garage. The property offers two Reception Rooms in the form of a dual aspect Living Room and Dining Room which provides access to the Conservatory. The remainder of the property is occupied by the Kitchen and Utility Area. Externally, the property provides ample Parking on the block paved Driveway which leads to the Double Garage. The impressive Rear Garden measures approx. 125' the majority is laid to lawn with a raised seating terrace. The property is within easy reach of the village's amenities and conveniently located for Maldon & Witham with the latter offering a mainline station and access to the A12. EPC: C, Council Tax: F.



Bedroom 12'5 x 12'3 (3.78m x 3.73m)

Double glazed window to rear, radiator, fitted bedroom storage,

Bedroom 11'10 x 9'2 (3.61m x 2.79m)

Double glazed window to rear, radiator, fitted wardrobe.

Bedroom 9'10 x 8'9 (3.00m x 2.67m)

Double glazed window to front, radiator.

Bedroom 8'9 x 8'8 (2.67m x 2.64m)

Double glazed window to front, radiator.

Bathroom 7'10 x 6'9 (2.39m x 2.06m)

Obscure double glazed window to side, White suite comprising a low level w.c., wash hand basin with vanity unit panelled bath with shower above and shower screen, heated towel rail, tiled to walls.

Landing

Double glazed window to side, radiator, access to airing cupboard and loft, stairs down to:

Entrance Hall 10'9 x 6'3 (3.28m x 1.91m)

Half height double glazed window to side, double glazed door to other side, radiator, doors to further accommodation including:

Double Garage 20'3 x 16'1 (6.17m x 4.90m)

Electric garage door to front, door to rear, window to side, power and light connected.

Shower Room 6'4 x 6'1 (1.93m x 1.85m)

Obscure double glazed window to side, suite comprising low level w.c., tiled shower unit, wash hand basin with vanity unit, heated towel rail, tiled to walls and floor.

Kitchen 13'10 x 10'3 (4.22m x 3.12m)

Double glazed window to front, range of matching units, integrated double oven, four ring gas hob set into work surface with extactor, space for washing machine and dishwasher, sink drainer unit set into work surface, space for American Style Fridge/freezer. door to Dining Room and:

Utility Area 15'6 x 5'5 (4.72m x 1.65m)

Doors to front and rear, radiator, space for appliances.

Dining Room 11'5 x 10'4 (3.48m x 3.15m)

Double glazed window to rear, radiator, parquet flooring, part glazed door to:

Living Room 18'3 x 13'11 (5.56m x 4.24m)

Double glazed windows to side and rear, radiator, feature fireplace, parquet flooring.

Conservatory 24'4 x 11'0 (7.42m x 3.35m)

Double glazed windows to side and rear, two sets of sliding doors to garden, polycarbonate ceiling, tiled floor.

Rear Garden approx 125' (approx 38.10m)

Commences with a raised paved terrace with steps down to lawned garden, range of planting borders, timber shed.

Frontage

Block paved driveway extending to Garage, lawned area to side, EV Charger, pathway to entrance.

Agents Note, Money Laundering & Referrals

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

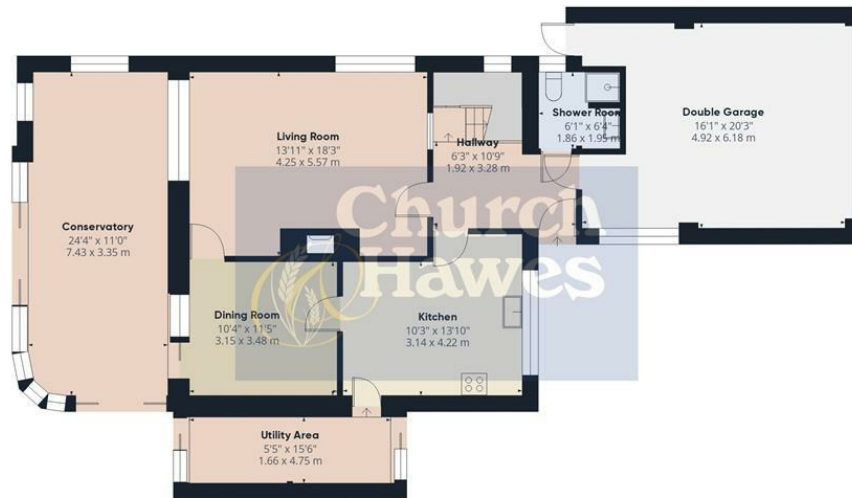
MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there is no delay in agreeing a sale

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the

parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.







Floor 0



Floor 1

Approximate total area⁽¹⁾

1889 ft²
175.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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