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DAVID MARTIN
GROUP

Cross Road
Witham, CM8 2NA

Guide Price £350,000-£375,000

EPC Rating 'D'

- THREE BEDROOMS
- OFF ROAD PARKING
- WALKING DISTANCE FROM TRAIN STATION
- CLOSE TO SCHOOLS





Property Description

David Martin estate agents are delighted to offer for sale this beautifully presented three-bedroom semi-detached home, ideally located in the desirable Town of Witham. Perfectly positioned within walking distance to the main train station, making commuting a breeze, as well as being close to local schools, parks, and all essential amenities, this home offers an ideal setting for a growing family. Upon entering, you'll find a cosy living room, providing a warm and welcoming atmosphere. The spacious kitchen diner offers plenty of room for both cooking and dining, featuring space for appliances and ample counter space. The kitchen leads seamlessly into a light-filled garden room, which opens up to the recently landscaped rear garden – a real highlight of the property,





Upstairs, the property boasts three well-proportioned bedrooms, all offering plenty of natural light and ample storage space. The family bathroom is neatly presented, with contemporary fittings. This home is perfect for those looking for a property that offers both convenience and comfort. The location is excellent, with easy access to Witham's excellent transport links and the surrounding countryside. Whether you're a first-time buyer or looking for a family home with room to grow, this property offers everything you need and more.



PORCH

Enter via UPVC door into the recently added porch which leads onto;

ENTRANCE HALL

Stairs rising to first floor and access to:

LIVING ROOM

13' 6" x 11' 10" (4.11m x 3.61m) The lounge has two double glazed windows to front, electric fireplace with surround and door to the kitchen/dining room

KITCHEN/DINER

16' 10" x 11' 7" (5.13m x 3.53m) kitchen comprises of a one and a half bowl stainless steel sink inset to roll edge work surface with a range of eye and base level units incorporating cupboards and drawers, inset four ring gas hob with double oven beneath and extractor above, space and plumbing for dishwasher and washing machine, space for American style fridge freezer.

CLOAKROOM

Ground floor cloakroom which comprises of a low level W.C and wash hand basin.

GARDEN ROOM

13' 5" x 9' 5" (4.09m x 2.87m) The garden room has double glazed windows to side and rear with double glazed French doors to side leading to the garden and newly installed roof making the space more usable all year round.



BEDROOM ONE

11' 11" x 10' 2" (3.63m x 3.1m) Double glazed window to front aspect

BEDROOM TWO

11' 9" x 8' 8" (3.58m x 2.64m) Double glazed window to rear aspect.



BEDROOM 3

7' 10" x 7' 5" (2.39m x 2.26m) Double glazed window to rear aspect.

BATHROOM

Family bathroom comprises of double glazed obscure window to front, panel enclosed bath with shower over, low level W.C and pedestal wash hand basin.

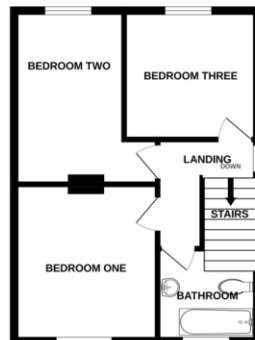
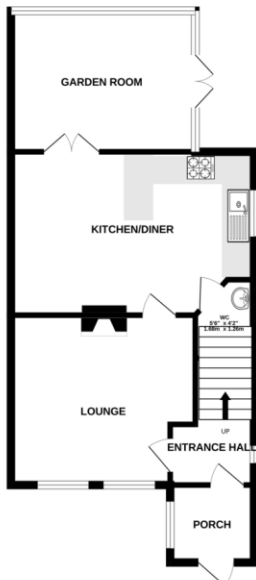
OUTSIDE

To the front of the property there is a block paved driving providing ample parking space, with side access leading to the rear garden. The rear garden commences with a porcelain paved patio area with the remainder mainly laid to lawn enclosed by wood panel fencing. At the foot of the garden there is a raised barked area and a timber shed and summerhouse with power connected which we understand are to remain.



GROUND FLOOR

1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements