HAMILTON PIERS

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Seaborn Drive

Freehold
Tax Band: F

Witham, CM8 1ZD

Guide Price £750,000

5 3 2 B

Boasting over 2200 sq.ft of SPACIOUS Living Accommodation, beautifully landscaped and generously-sized rear garden, a detached DOUBLE GARAGE (potential to convert*). DRIVEWAY for multiple vehicles & EV Charging, an EN-SUITE & DRESSING ROOM to master bedroom plus top floor shower room, family bathroom & d/stairs cloakroom is this IMMACULATELY PRESENTED five double bedroom detached property. Benefiting from a 16' lounge, 30' KITCHEN/DINER/FAMILY ROOM with adjoining UTILITY room and HIGH SPECIFICATION throughout with accommodation set over three floors. Beautifully positioned within a RECENTLY ESTABLISHED DEVELOPMENT with nearby access to all local shops/amenities, popular schools and High Street. Convenient access to A12, Chelmsford City Centre plus Witham/Hatfield Peverel Stations (both direct to Liverpool St). Internal viewings highly recommended - Contact Hamilton Piers, Witham's local property experts, to view!

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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:
Secure main entry door, stairs to first floor, radiator, tiled flooring.

CLOAKROOM:
Low level WC, inset wash hand basin, radiator, tiled flooring.

LOUNGE:
17'1 x 11'7 (5.21m x 3.53m)
Double glazed windows to front and side aspects, media wall with inset fireplace, radiator, carpeted flooring.

KITCHEN / DINER:
22'10 x 20'7 (6.96m x 6.27m)
Double glazed windows to front and rear aspects, a series of matching base and wall units, edged work surfaces in Granite incorporating a double bowl sink with central mixer tap, two AEG built-in ovens, AEG five ring gas hob with extractor hood over, two integrated fridge/freezers and dishwasher, breakfast bar, radiator, tiled flooring. French doors to rear garden.

UTILITY ROOM:
5'8 x 5'4 (1.73m x 1.63m)
Double glazed window to rear aspect, a series of fitted base units, edged work surfaces in Granite incorporating a single bowl sink with central mixer tap, space for washing machine and tumble dryer, built-in storage cupboard, radiator, tiled flooring. Door to rear aspect.

FIRST FLOOR ACCOMMODATION:

LANDING:
Double glazed window to front aspect, stairs to second floor, airing cupboard, radiator, carpeted flooring.

MASTER BEDROOM:
12'6 x 10'10 (3.81m x 3.30m)
Double glazed window to front aspect, radiator, carpeted flooring. Opening to dressing room.

DRESSING ROOM:
10'8 x 6'4 (3.25m x 1.93m)
Series of fitted wardrobes & shelving. Door to en-suite.

EN-SUITE:
Opaque double glazed window to rear aspect, enclosed and fully tiled double shower unit, low level WC, inset wash hand basin, heated towel rail, tiled flooring.

BEDROOM FOUR:
11'9 x 11'6 (3.58m x 3.51m)
Double glazed window to front and side aspects, built-in wardrobes, radiator, carpeted flooring.

BEDROOM FIVE:
11'0 x 8'6 (3.35m x 2.59m)
Double glazed window to rear aspect, radiator, carpeted flooring.

FAMILY BATHROOM:
Opaque double glazed window to rear aspect, panelled bath with central mixer tap and shower over, low level WC, inset wash hand basin, heated towel rail, tiled flooring.

SECOND FLOOR ACCOMMODATION:

LANDING:
Velux window to rear aspect, radiator, carpeted flooring.

BEDROOM TWO:
17'0 x 11'9 (5.18m x 3.58m)
Double glazed window to front aspect and Velux window to rear aspect, radiator, carpeted flooring.

BEDROOM THREE:
17'0 x 9'9 (5.18m x 2.97m)
Double glazed window to front aspect and Velux window to rear aspect, built-in storage cupboard, a series of fitted open wardrobes and dressing units, radiator, carpeted flooring.

SHOWER ROOM:
Enclosed and fully tiled double shower unit, low level WC, inset wash hand basin, heated towel rail, tiled flooring.

EXTERIOR:

REAR GARDEN:
Unoverlooked rear garden comprising

GARAGE, DRIVEWAY & PARKING:
Driveway parking for multiple vehicles, an EV charging point and access to the double garage, with electric doors and premium flooring.

AGENTS NOTES:
Council Tax Band: F

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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