



Calamint Road, Witham

Guide Price £315,000



- Well presented three bedroom terraced house with driveway parking
- Ground floor cloakroom/WC
- Spacious entrance hall
- Lounge overlooks the front aspect
- Kitchen/diner with large walk in larder cupboard, door opens onto garden
- Three bedrooms, main bedroom has built in sliding door wardrobes
- Three piece bathroom
- Rear garden with raised pond, flower beds and decked seating area
- Rear access gate
- Close proximity to railway station, local amenities, pharmacy, nursery school/primary school nearby, Overlooks Children Play Park to the rear



GUIDE PRICE £315,000 - £325,000

Calamint Road, Witham

Three bedrooms, a private rear garden, driveway parking and no onward chain – this could be the one!

Tucked away on Calamint Road in Witham, this well-presented three-bedroom mid-terraced home has plenty to offer, combining generous living space with some lovely modern touches. Whether you're searching for your first home, need a little more room for the family or simply want somewhere you can settle straight into, this is a home that deserves a closer look.

Step through the front door and into the entrance hall, where you'll find access to the ground-floor accommodation, stairs leading to the first floor and the added convenience of a downstairs WC.

The lounge is a fantastic size, giving you plenty of freedom when it comes to arranging your furniture. There's room for those all-important comfy sofas, a large TV setup and even a cosy corner for relaxing with a coffee. It's the kind of living room that feels made for movie nights, lazy Sundays and having friends over.

Head towards the rear and you'll find what could easily become the heart of the home – the kitchen/dining room.

The kitchen has a smart, contemporary feel with high-gloss cabinetry and stylish brick-effect tiling, while the U-shaped layout creates a natural breakfast-bar feel. Pull up a stool for your morning coffee, grab a quick bite before heading out, or chat with friends while dinner is cooking – it's a wonderfully sociable setup.

There's also plenty of space for a dining table, making the room just as suited to family dinners as it is to entertaining. With the garden just beyond, the kitchen/diner and outside space work brilliantly together during the warmer months.

A useful walk-in larder style cupboard completes the ground floor – because you can never have too much storage!

Upstairs you'll find three well-proportioned bedrooms, giving the property plenty of flexibility for family life, guests or working from home.

The main bedroom is a lovely-sized double and comes with the bonus of a built-in wardrobes with sliding doors. The attractive panel-effect door fronts give the storage a stylish finish while keeping everything neatly tucked away.

Bedroom two is another generously sized room, while bedroom three would make a great child's bedroom, nursery, guest room or home office – ideal for anyone embracing the work-from-home lifestyle.

The first floor is completed by the fully tiled family bathroom, offering a smart and practical finish.

And then there's the garden...

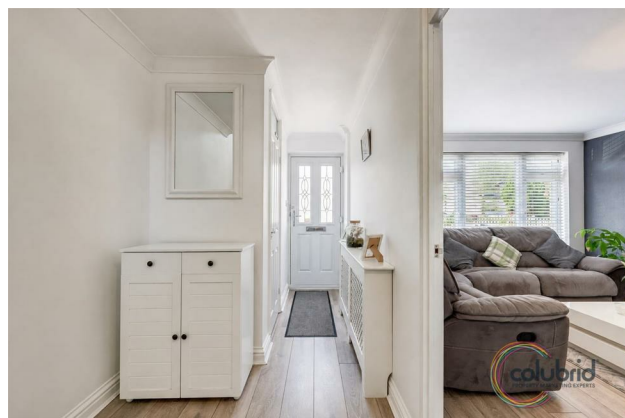
The rear garden feels wonderfully private and isn't overlooked from the rear, giving you a space where you can genuinely switch off and enjoy being outside. There's a decking area that's ready for the garden furniture and summer BBQs, along with a raised planter lined with LED decorative lighting and sunken pond. Rear access gate is another useful touch, giving direct access to bus routes and short walk to the Park.

To the front, the property benefits from driveway parking, meaning you can arrive home and park right outside.

Best of all? There's no onward chain.

A spacious lounge, sociable kitchen/diner, three bedrooms, private garden and driveway parking make this a home that ticks plenty of boxes. Book your viewing and come and see what life on Calamint Road could look like.

Witham is a popular Essex town that offers a great blend of everyday convenience, green spaces and excellent transport connections, making it an appealing choice for families and commuters alike. The town centre provides a good selection of shops, supermarkets, cafés, pubs and restaurants, alongside leisure and everyday amenities, while there are also plenty of opportunities to get



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THE SMALL PRINT:

Material Information: <https://reports.sprift.com/property-report/101-calamint-road-witham-cm8-2xu/5561712>

We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

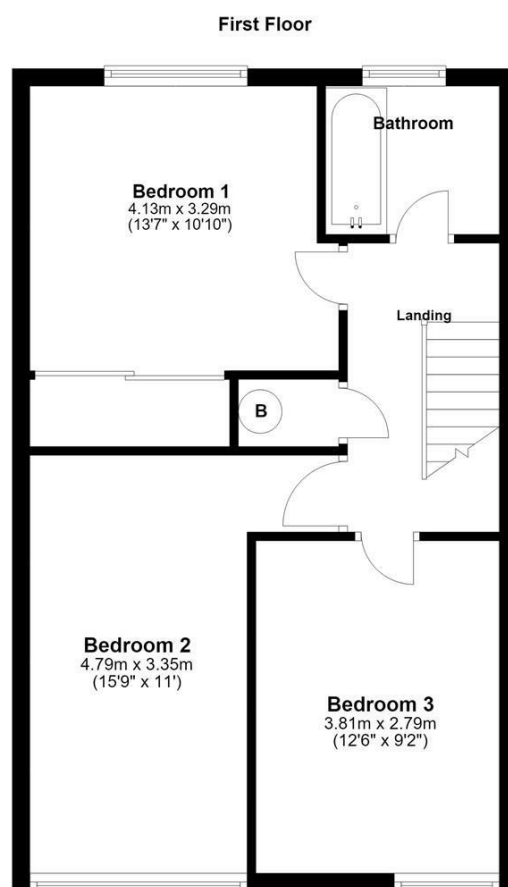
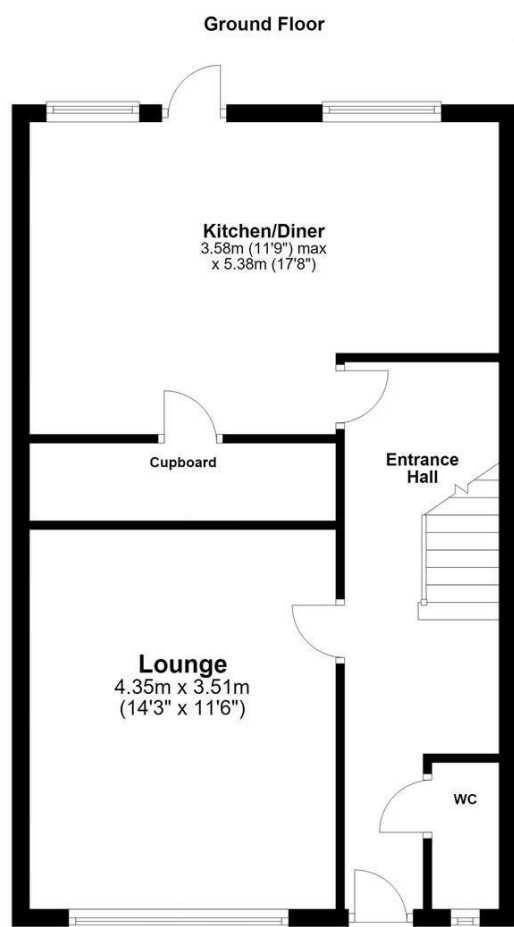
We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

AML Checks - Law says we must run one. £96 including VAT per buyer. Tiny toll, big compliance.

Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.

AGENTS NOTE:

We are required under the Estate Agents Act 1979 and provisions of the information regulations 1991 to point out that the client we are acting for in the sale of this property is a connected person as defined by that act.





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