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DAVID MARTIN
GROUP

Manors Way
Silver End, Witham, CM8 3QR

£330,000
EPC Rating 'C'

- Three Bedroom Semi Detached House
- Garage & Parking
- Lounge/Dining Room
- Popular Village Location



14 Manors Way, Silver End, Witham, CM8 3QR



Property Description

David Martin Estate Agents are delighted to offer for sale this three-bedroom semi-detached house situated in the popular village of Silver End, which benefits from a primary school, local shops and a range of amenities, along with convenient access to Witham and Braintree town centres. The property offers well-proportioned family accommodation comprising an entrance hall, a spacious lounge/dining room with double doors opening onto the rear garden, and a fitted kitchen with further access to the garden. To the first floor there are three bedrooms and a family bathroom. Externally, the property benefits from a garage, a block-paved driveway providing off-road parking, and an enclosed rear garden. Early viewing is highly recommended to fully appreciate all that this property has to offer.





ENTRANCE HALL

Entrance to the property is made via a part glazed entrance door to front aspect to entrance hall, stairs rising to first floor landing, radiator, storage cupboard, door to:

LOUNGE/DINING ROOM

24' x 11' (7.32m x 3.35m) Reducing to 8'4 Being well lit by window to front aspect and patio doors to rear, radiator, feature fireplace with electric fire inset.

KITCHEN

11' 6" x 8' 4" (3.51m x 2.54m) Comprehensively fitted with a range of units comprising of ceramic sink unit with mixer taps inset to oak block worksurface with drawers and cupboards beneath, gas five ring hob and electric oven inset to remain, storage cupboard housing gas fired boiler, additional storage cupboard, splash tiling, tiled floor, window and half glazed door to rear aspect.

LANDING

Window to side aspect, door to:



BEDROOM ONE

11' x 10' 6" (3.35m x 3.2m) plus wardrobe recess Fitted range of wardrobes to one wall, radiator, window to front aspect.



BEDROOM TWO

11' 10" x 10' 10" (3.61m x 3.3m) Window to front aspect, radiator, access to loft space, airing cupboard.

BEDROOM THREE

7' x 6' (2.13m x 1.83m) Window to front aspect, radiator.

FAMILY BATHROOM

6' x 5' 10" (1.83m x 1.78m) Stylish white suite comprising of low flush WC, wash hand basin inset to vanity unit, panel bath with shower over, splash tiling, heated towel rail, window to rear aspect.





OUTSIDE

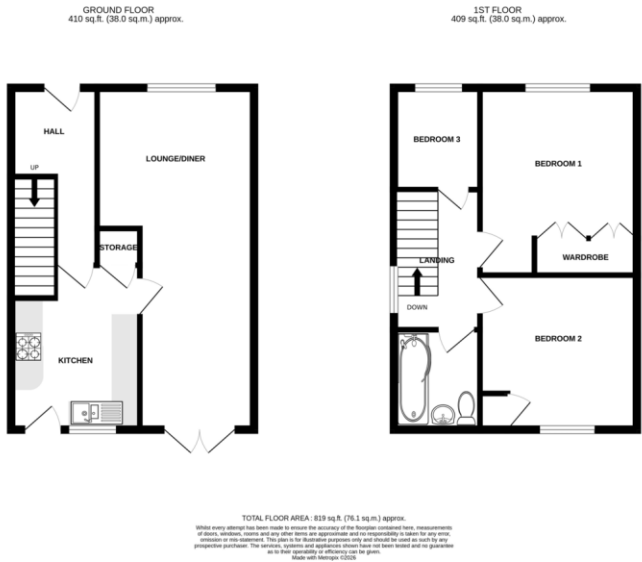
To the front of the property there is a driveway providing parking leading to single garage with power and light connected,

REAR GARDEN

Being well enclosed by panel fencing the garden is laid to lawn with flower beds and shrubs, paved patio to the rear of the property. Wooden storage shed to the rear of the garage.

AGENTS NOTE

The vendor advises us that the property has solar panels electricity providing and hot water.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 73 C | 80 C |
| 55-68 | 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