



## Ness Walk, Witham

Guide Price £300,000



- End-of-terrace = extra privacy + extra style
- Off-street parking — the ultimate modern luxury
- Handy ground-floor WC
- Bright open-plan living/dining hub
- Contemporary fitted kitchen
- Well-sized bedrooms
- Modern family bathroom
- Private garden perfect for al-fresco moments
- Excellent commuter links
- Close to shops, cafés and green spaces



**\*JANUARY SALE GUIDE PRICE £300,000 - £350,000\***

**Spacious end-terrace home with parking, a ground-floor WC and stylish living spaces — ready for those who want smart interiors, zero faff and maximum lifestyle energy.**

Welcome to Ness Walk, where this spacious end-of-terrace home proves you really can have space, style and practicality without sacrificing location. Think polished energy... with just a sprinkle of Instagram charm.

Step through the door and into a bright hallway that sets the tone: clean, fresh and effortlessly liveable. The modern kitchen serves up the perfect backdrop for everything from weekday meal prep to your next 'look-I-can-cook' reel.

The open-plan living and dining space is your social HQ — airy enough for gatherings, cosy enough for movie nights, and photogenic enough that your interiors posts basically write themselves. Sunlight? Yes. Space? Yes. Vibes? Absolutely.

A ground-floor WC keeps things practical (and saves your guests from the upstairs trek), because style and convenience can definitely be best friends.

Upstairs, the bedrooms offer calm, flexible spaces perfect for sleep, work or weekend lounging. A sleek family bathroom completes the layout with modern finishes you'll want to show off in your Stories.

Outside, enjoy off-street parking (because circling the block is so last year) and a private rear garden ready for BBQ season, morning coffee rituals or an ambitious herb garden reveal.

Ness Walk delivers the lifestyle — you just get to live it.

Ness Walk sits in one of Witham's most convenient pockets, giving you the perfect blend of community calm and commuter ease.

Witham Station gets you to London fast — ideal for the 9-to-5 or the "I just fancy a day in the city" moments.

High street stores, cosy cafés and independent gems mean you're never far from your next latte or last-minute essentials.

Scenic riverside walks and green spaces = instant weekend reset button.

Great schools and local amenities make this a favourite for families and future-planners.

Quick access to the A12, keeping everything from Chelmsford to Colchester within easy reach.

Live the Witham lifestyle: relaxed, connected and very post-worthy.



**Colubrid.co.uk**

## THE SMALL PRINT:

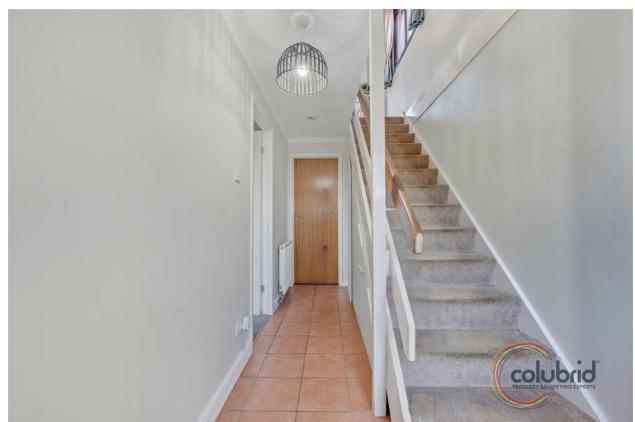
We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact —get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and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

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

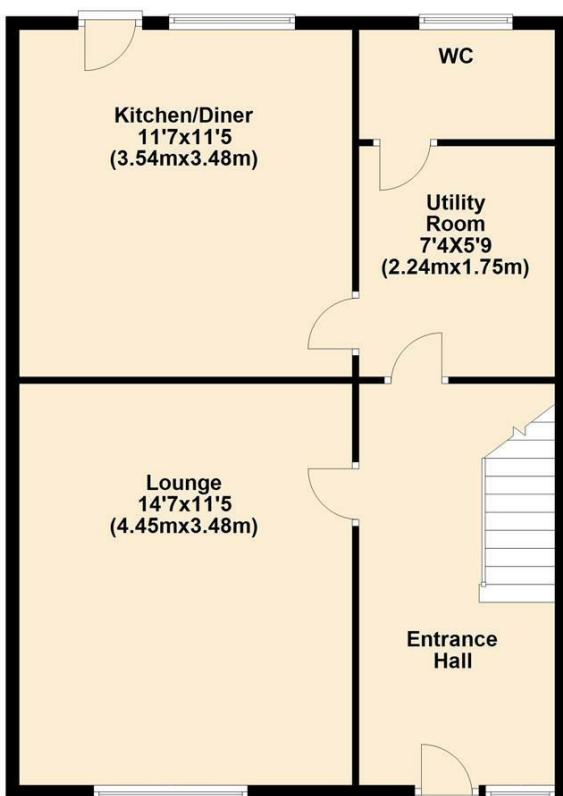
We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

AML Checks - Law says we must run one. £80 + VAT per buyer. Tiny toll, big compliance.

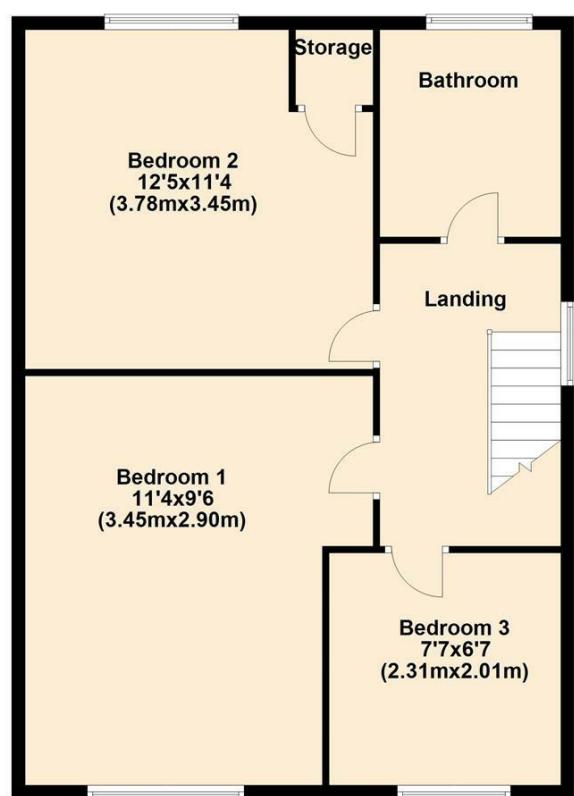
Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.

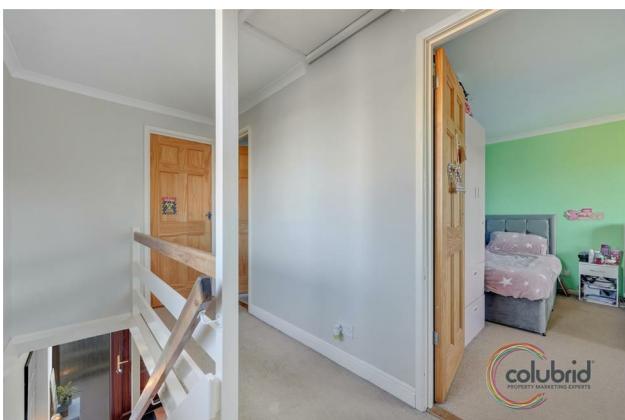


**Ground Floor**



**First Floor**





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