

oakheart



£290,000

Offers In Excess Of
Duncombe Close, Witham



Situated in the heart of Witham, Essex, this three-bedroom split-level coach house offers a perfect blend of modern living and small-town charm. Located on the popular Maltings development, this home is ideal for families, professionals, and commuters alike, thanks to its stylish design, flexible layout, and proximity to Witham's excellent amenities and transport links.

Upon entering the property, you'll find a versatile ground-floor bedroom, ideal as a guest room, home office, or additional sleeping space. This thoughtful addition enhances the flexibility of the home. Upstairs, the property opens into an impressive open-plan kitchen/dining/living area, flooded with natural light and designed for modern living. This space combines functionality with style,

offering plenty of room for cooking, dining, and relaxing—a perfect setting for family life or entertaining guests.

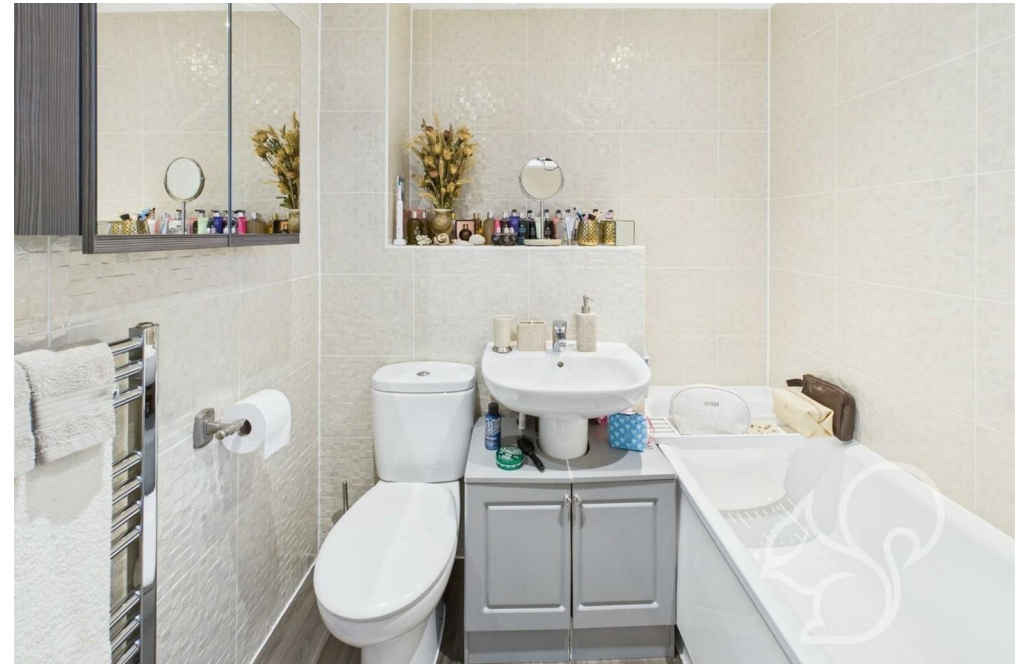
The upper level also features two well-proportioned bedrooms. The master bedroom is a true retreat, complete with an en-suite shower room for added privacy and convenience. A second spacious bedroom and a contemporary family bathroom complete this level. Outside, the property benefits from a garage and separate parking space, ensuring secure and convenient parking. Families will appreciate Witham's excellent schools, including Chipping Hill Primary School and Southview School, both rated "Outstanding" by Ofsted. For leisure activities, residents can take advantage of facilities like Benton Hall

Golf Club & Leisure Spa or the Witham Leisure Centre, which offers swimming pools, fitness classes, squash courts, and more.

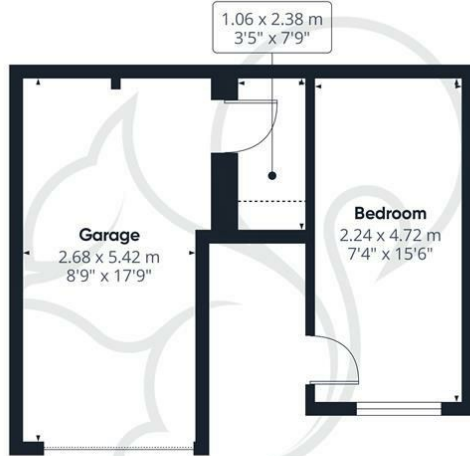
Commuters will find Witham exceptionally convenient. The town sits just off the A12, providing easy access to Chelmsford, Colchester, and beyond. Witham train station offers direct services to London Liverpool Street in approximately 45 minutes—perfect for those working in the city but seeking a quieter lifestyle.











Ground Floor



Floor 1

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Approximate total area[®]

86.21 m²
927.95 ft²

Reduced headroom

0.42 m²
4.53 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.


GIRAFFE360

Local Authority:
Braintree District Council

Tenure:
Freehold

Council Tax Band:
B

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

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

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