



DAVID MARTIN  
GROUP

## Spread Eagle Mews

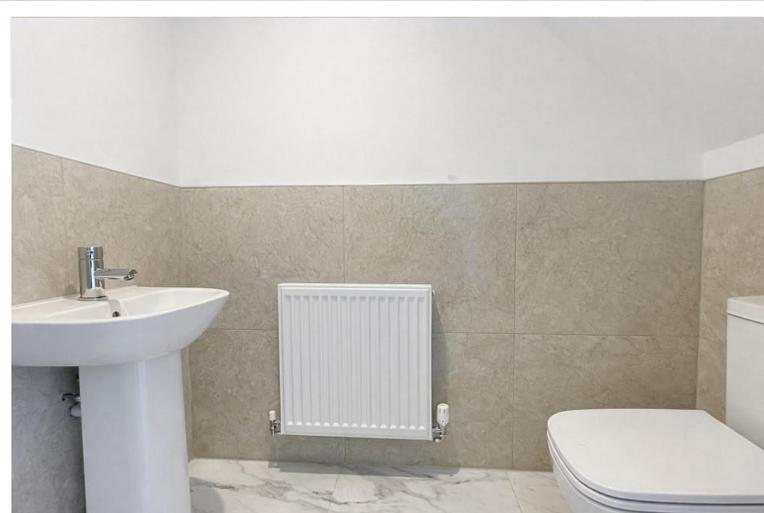
Witham, CM8 2BD

**£265,000**

EPC Rating 'TBC'

- BRAND NEW ONE BEDROOM HOUSE
- Open Plan Living
- Allocated Parking
- Enclosed Garden





## Property Description

David Martin Estate Agents are delighted to present this newly built one-bedroom end-terrace house, ideally positioned within a mews just off Newland Street, offering convenient walking access to Witham's town centre, shops, and local amenities. The accommodation begins with a welcoming entrance hall leading into a bright and spacious lounge/diner featuring a window and French doors opening onto the rear garden, open plan to a contemporary shaker-style fitted kitchen with integrated appliances, creating an ideal modern living space. To the first floor, the property offers a generous double bedroom with an adjoining dressing room together with a large bathroom. Externally, the home benefits from an enclosed rear garden and allocated parking. This property represents an excellent opportunity for first-time buyers, investors, or those seeking a low-maintenance modern home. Early viewing is highly recommended - contact David Martin Estate Agents today to arrange your appointment.



#### ENTRANCE HALL

Enter the property via a part glazed entrance door to front aspect, window to front, radiator, under stairs storage cupboard.

#### LOUNGE/DINER

15' 07" x 10' 09" (4.75m x 3.28m) Window and French doors to rear garden, radiator, open plan to:

#### KITCHEN

12' 08" x 7' 01" (3.86m x 2.16m) Comprehensively fitted with a range of shaker style wall and base units incorporating a one and a half sink with drainer and mixer tap, oven, four ring gas hob with extractor over, cupboard housing gas fired boiler, spotlights, window to front, radiator, integrated fridge/freezer, washing machine and slimline dishwasher.

#### LANDING

Gallery landing.

#### BEDROOM

15' 06" x 10' 01" (4.72m x 3.07m) Two Velux windows to rear, radiator, open to:

#### DRESSING ROOM

10' 05" x 4' 07" (3.18m x 1.4m) Window to front, Velux window to rear, radiator.



#### BATHROOM

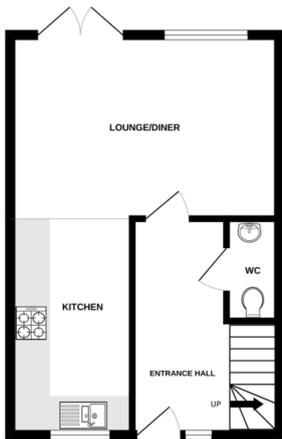
Two Velux windows, panel enclosed bath with shower over, low level W.C, hand wash basin, tiled floor, part tiled walls, heated towel rail.



**GARDEN & PARKING**

Enclosed rear garden laid to lawn and allocated parking.

**GROUND FLOOR**  
365 sq.ft. (33.9 sq.m.) approx.



**1ST FLOOR**  
332 sq.ft. (30.9 sq.m.) approx.



**TOTAL FLOOR AREA : 698 sq.ft. (64.8 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the foregoing contained herein, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given to their operability or efficiency can be given.  
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