



11 ADAMS CROFT

Witham, CM8 1ZB

£800,000



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- Five Bedroom Executive Home
- Master Bedroom Suite with Dressing Room and En Suite
- Stunning Kitchen/Living Room with Bi-Folding Doors
- Separate Utility and Cloakroom
- Fantastic Location on the sought after 'Mulberries Estate'
- Double Garage
- Attractive Garden
- Ample Parking





Property Description

THE PROPERTY

Five bedroom executive home located within the sought after 'Mulberries Estate' having been significantly improved by the current owners and situated within a prime position. Viewing is essential to appreciate the quality and location.

Property Information

Freehold

All main services connected

Council Tax Band G

EPC - B

THE LOCATION

Location is key, with Chipping Hill primary school (OFSTED "Outstanding") nearby. Commuters will appreciate easy

access to the A12. This five-bedroom detached house in Witham offers an exceptional family lifestyle, combining spacious interiors, modern amenities, and a prime location. Early viewing is highly recommended.

ENTRANCE HALL

LIVING ROOM

16' 4" x 11' 11" (5m x 3.64m)

KITCHEN/LIVING ROOM

19' 9" x 10' 8" (6.04m x 3.27m)

KITCHEN AREA

UTILITY ROOM

7' 8" x 6' 6" (2.35m x 2m)

CLOAKROOM

LANDING FIRST FLOOR

BEDROOM 1

13' 3" x 11' 11" (4.06m x 3.64m)

DRESSING ROOM

ENSUITE

BEDROOM 2

11' 10" x 10' 2" (3.63m x 3.10m)

BEDROOM 3

11' 1" x 10' 0" (3.40m x 3.07m)

BATHROOM

SECOND FLOOR LANDING

BEDROOM 4

14' 7" x 11' 10" (4.46m x 3.63m)

BEDROOM 5

13' 9" x 8' 4" (4.21m x 2.55m)

SHOWER ROOM

DOUBLE GARAGE

GARDENS

Beautiful landscaped gardens.





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COUNCIL TAX BAND

Tax band G

TENURE

Freehold

LOCAL AUTHORITY

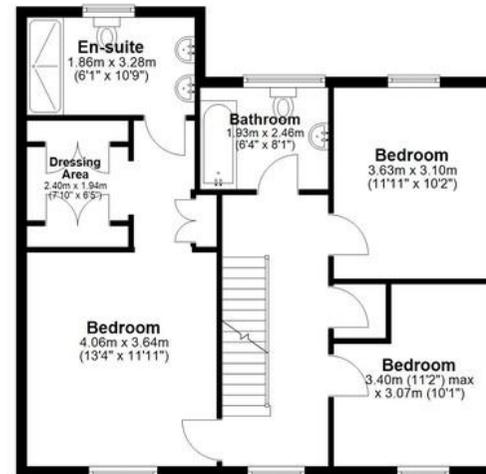
Braintree District Council

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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

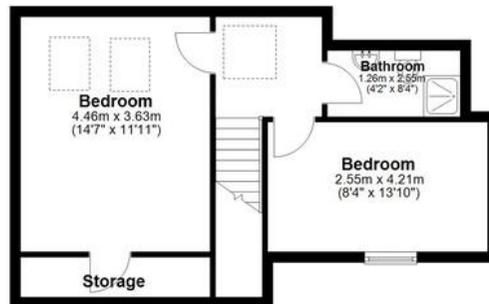
Ground Floor
Approx. 67.0 sq. metres (721.1 sq. feet)



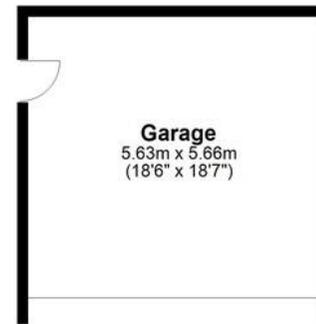
First Floor
Approx. 68.6 sq. metres (738.7 sq. feet)



Second Floor
Approx. 41.5 sq. metres (446.5 sq. feet)



Garage
Approx. 31.9 sq. metres (343.3 sq. feet)



Total area: approx. 209.0 sq. metres (2249.6 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Adams Croft

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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