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DAVID MARTIN
GROUP

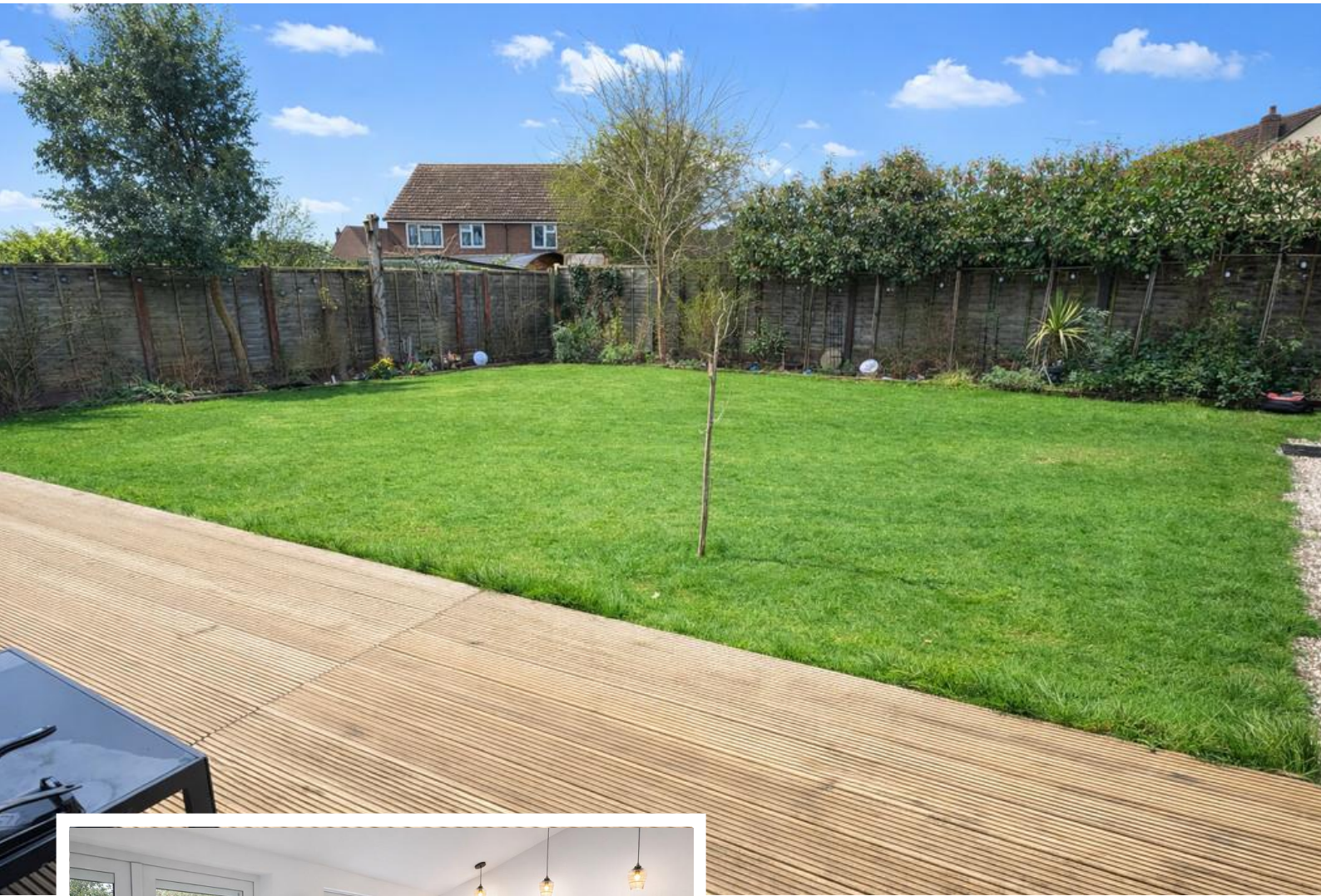
Blackthorn Road
, Witham, CM8 2XZ

Guide Price £450,000 - £475,000
EPC Rating 'C'

- Detached Four Bedroom House
- Stylishly Fitted Kitchen/Diner
- Garage & Parking
- Utility Room and Cloakroom



Blackthorn Road, Witham, CM8 2XZ



Property Description

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David Martin Estate Agents are delighted to offer for sale this four bedroom detached house situated in the popular town of Witham, conveniently located for the mainline station, access to the A12, shops, schools and local amenities. The property offers spacious family accommodation comprising an entrance hall, lounge with log burner and double doors leading to the rear garden, a spacious kitchen/diner with additional doors opening onto the rear garden, utility room and ground floor cloakroom, while the first floor provides four bedrooms and a family bathroom. Externally, the property benefits from a driveway providing ample off-road parking, a detached garage and an enclosed garden featuring a garden room. Viewing is highly recommended to fully appreciate the setting, finish and space this property offers.





ENTRANCE HALL

Entrance to the property is made via part glazed entrance door to front aspect, stairs rising to first floor landing with fitted storage beneath, radiator, window to side, door to:

LOUNGE

18' x 11' 10" (5.49m x 3.61m) Being well lit by window to front aspect and fully glazed double doors to rear aspect, vertical radiator, built in storage, the room features a open fireplace with log burner inset.



KITCHEN/DINING ROOM

20' 10" x 16' 10" (6.35m x 5.13m) Comprehensively fitted with a stylish range of units comprising of single drainer sink unit inset to Quartz worksurface with appliance storage and drawers and cupboards beneath, matching range of eye level wall mounted units, integrated dishwasher, space for American style fridge/freezer, splash tiling, two radiators, peninsula island with storage beneath, two integrated electric ovens and five ring electric hob, tiled floor with electric under floor heating, vaulted ceiling with Velux windows with further windows and fully glazed double doors to rear, space for dining table and family area, door to:



UTILITY ROOM

5' 6" x 4' 3" (1.68m x 1.3m) Fully glazed door to side aspect, built in storage, plumbing and space for washing machine and tumble dryer.

CLOAKROOM

White suite comprising of low flush WC, wash hand basin inset to vanity unit, heated towel rail, window to side aspect, fully tiled..



LANDING

Access to loft space, storage cupboard, window to front aspect, door to:

BEDROOM ONE

9' 10" x 9' 10" (3m x 3m) Window to rear aspect, radiator.



BEDROOM TWO

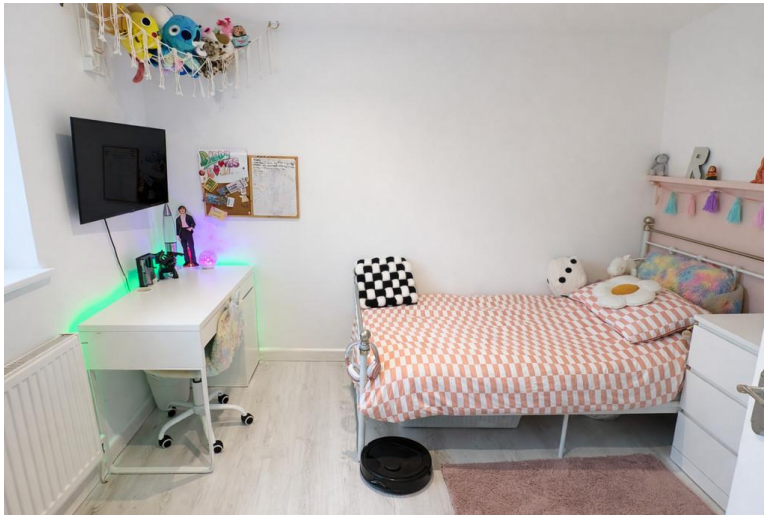
12' 5" x 7' (3.78m x 2.13m) Window to rear aspect, radiator.

BEDROOM THREE

10' 6" x 9' (3.2m x 2.74m) Window to front aspect, storage cupboard, radiator.

BEDROOM FOUR

11' x 6' 10" (3.35m x 2.08m) Window to rear aspect, radiator.



FAMILY BATHROOM

7' 8" x 6' 3" (2.34m x 1.91m) Stylish white suite comprising of low flush WC, wash hand basin inset to vanity unit, panel enclosed bath, shower cubical, part tiled walls, recess shelving, window to side aspect, heated towel rail.





OUTSIDE

To the side of the property there is a driveway providing off road parking, side access to rear garden.

REAR GARDEN

Enclosed rear garden mainly laid to lawn with flower beds and shrubs, decked seating area with pergola over, wooden storage shed to the side of the property.

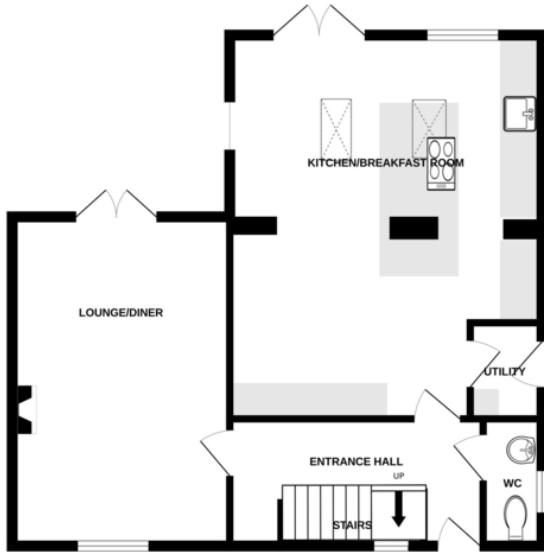
GARDEN ROOM

12' 6" x 9' 2" (3.81m x 2.79m) Power and light connected, double doors and windows, making an ideal home office or hobbies room.

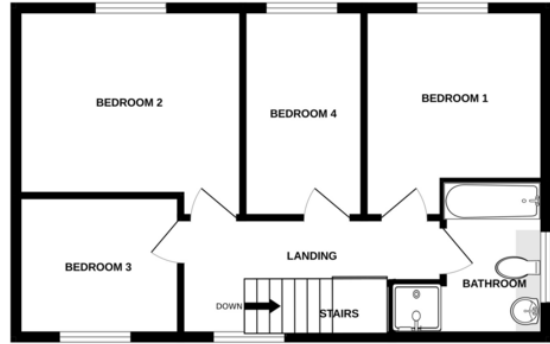
GARAGE

Detached garage with electric roller door, power and light connected.

GROUND FLOOR
664 sq.ft. (61.7 sq.m.) approx.



1ST FLOOR
509 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA : 1173 sq.ft. (109.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative 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 as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 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 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