



Porter Way | Witham | CM8 1ZQ

 FINE & COUNTRY









STEP INSIDE

OVERVIEW

A stylish modern home, offering approximately 1,360 sq. ft. of beautifully appointed accommodation. Featuring three generous double bedrooms, each with its own en suite, including a luxurious principal suite with dressing room, alongside a stunning kitchen/dining room opening directly onto the garden.

STEP INSIDE

Constructed in 2021, the property enjoys all the benefits of contemporary design, energy-efficient construction and modern finishes throughout.

The welcoming entrance hall sets the tone for the rest of the home, leading through to the principal reception spaces. Positioned to the front of the property, the living room provides a comfortable retreat, with a bay window drawing in plenty of natural light.

Undoubtedly the heart of the home is the impressive kitchen/dining/family room, a beautifully designed space that combines style and practicality in equal measure. Fitted with a comprehensive range of contemporary shaker-style cabinetry in a soft neutral tone, the kitchen provides an abundance of storage alongside extensive worktop space. Integrated appliances, including eye-level double ovens, are seamlessly incorporated into the design, while the generous arrangement of base and wall units creates an efficient and sociable working environment.

Natural light floods the room, enhancing the sense of space and complementing the warm oak flooring that flows throughout. French doors open directly onto the garden, providing a seamless transition between indoor and outdoor living and making alfresco dining and summer entertaining effortless. Complementing the kitchen is a separate utility room, offering further storage and space for laundry appliances, while a convenient ground floor cloakroom completes the accommodation on this level. Overall, this outstanding kitchen/dining room delivers the perfect blend of contemporary living, comfort and functionality, forming a true focal point of the home.

The first-floor landing gives access to three well-proportioned double bedrooms. A standout feature of the property is that every bedroom enjoys the luxury of its own private en suite, creating a layout rarely found in homes of this size and offering excellent comfort and privacy for both family and guests.

The principal bedroom is particularly impressive, benefiting from a dedicated dressing room as well as a spacious en suite bathroom. Bedroom two is a spacious double bedroom complemented by its own en suite shower room, while bedroom three is another comfortable double bedroom with private en suite facilities, ensuring every bedroom benefits from its own dedicated bathroom.



STEP OUTSIDE

STEP OUTSIDE

Generous in size and predominantly laid to lawn, the garden also benefits from a paved patio area, ideal for outdoor dining and seating.

To the front of the property, a garage provides useful storage or secure parking, while a driveway offers convenient off-road parking.

LOCATION

Situated in the sought-after market town of Witham, the property enjoys an excellent balance of convenience and connectivity. Witham's vibrant town centre offers a range of independent shops, supermarkets, cafés, restaurants and leisure facilities, while the mainline railway station provides regular services to London Liverpool Street.

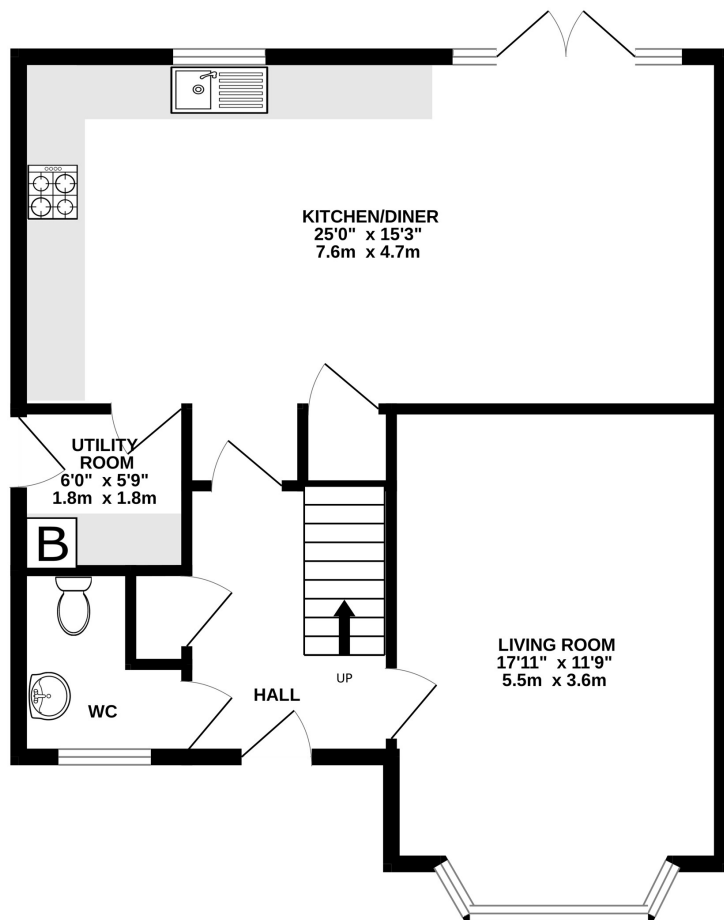
Families are particularly well served by a selection of well-regarded schools. Local options include Howbridge Infant School, Elm Hall Primary School, Holy Family Catholic Primary School, Maltings Academy and New Rickstones Academy. Those seeking independent education have access to a number of highly regarded private schools within easy reach, including New Hall School in Chelmsford, Felsted School, Oxford House School in Colchester and Holmwood House School.

The surrounding Essex countryside offers an abundance of walking routes and recreational opportunities, while nearby Chelmsford, Colchester and Braintree provide further shopping, dining and entertainment options.

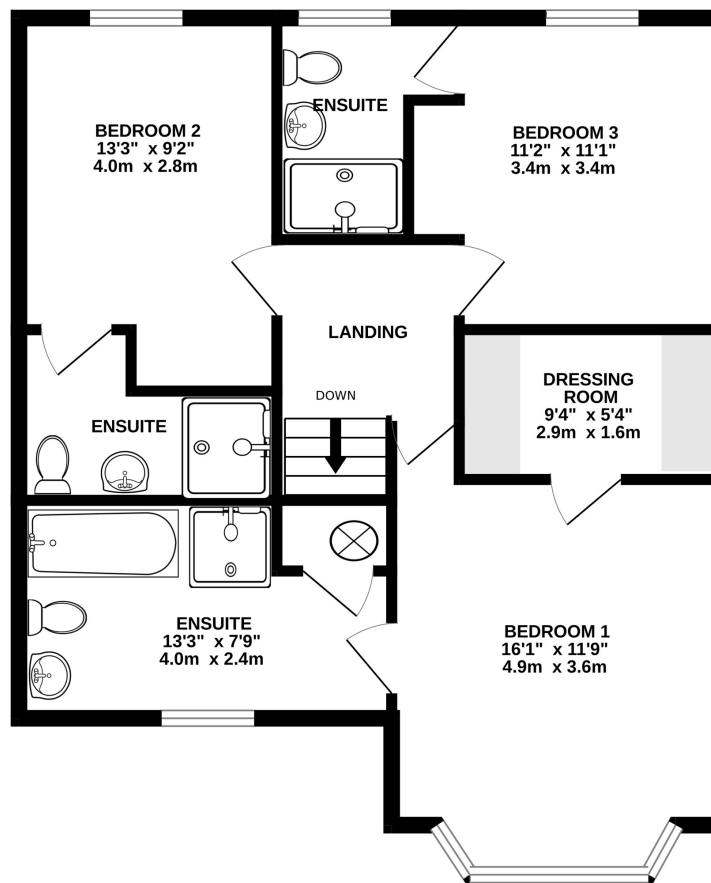
AGENT'S NOTE

These particulars are issued for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and measurements are approximate. Fixtures, fittings, and contents are subject to separate negotiation unless explicitly included.

GROUND FLOOR
680 sq.ft. (63.2 sq.m.) approx.



1ST FLOOR
680 sq.ft. (63.2 sq.m.) approx.



TOTAL FLOOR AREA : 1360 sq.ft. (126.3 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.

ELLIOT LEVY
ASSISTANT MANAGER

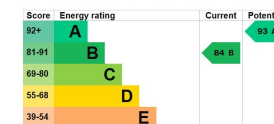
follow Fine & Country Colchester on



Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright Â© 2020 Fine & Country Ltd. Registered in England and Wales. Registered in England and Wales Company Reg No. 11296892 Registered Office: Country Estates Limited, Carter Court, Midland Road, Hemel Hempstead, Herts HP2 5GE.





Fine & Country Colchester
Tel: +44 01206 878155
colchester@fineandcountry.com
99 London Road, Stanway, Colchester, Essex, CO3 0NY

 FINE & COUNTRY