HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Adams Croft

Freehold
Tax Band: G

Witham, CM8 1ZB

Asking Price £800,000

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An absolutely BEAUTIFUL, IMMACULATE & HIGH-SPEC executive detached home with FIVE DOUBLE BEDROOMS, boasting a landscaped and generously-sized rear garden with a SWIMMING POOL, a detached DOUBLE GARAGE (potential to convert*) and driveway for 4-6 CARS! Further offering an IMPRESSIVE 29' KITCHEN DINER / FAMILY ROOM, a 17' dual-aspect lounge, utility room, an EN-SUITE & DRESSING ROOM to the STUNNING 20' MASTER BEDROOM, top floor shower room & HOME CINEMA ROOM*, family bathroom & d/stairs cloakroom. Ideally tucked away in a CUL-DE-SAC position within a RECENTLY ESTABLISHED DEVELOPMENT with nearby access to all local shops/amenities, popular schools and Witham/Hatfield Peverel Stations (both direct to Liverpool St). Internal viewings highly recommended. Contact Hamilton Piers, Witham's local property experts, to view!

Adams Croft, Witham, CM8 1ZB

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:
Secure main entry door, stairs to first floor, radiator.

LOUNGE:
16'3 x 12'2 (4.95m x 3.71m)
Double glazed window to front aspect, media wall with inset fireplace, radiator.

KITCHEN / DINER / FAMILY ROOM:
29'8 x 23'11 (9.04m x 7.29m)
A bespoke kitchen with extensive upgrades, features an inset twin-bowl sink with Quooker tap, providing boiling, chilled and sparkling water, together with an integrated water-softening system. Granite worktop, a series of wall and base units, high speciation integrated appliances including five-ring gas hob with extractor, double oven, dishwasher and American-style fridge/freezer. Herringbone Amtico flooring, media wall with inset fireplace, radiator, window to front aspect, Bifold doors & window to rear aspect.

UTILITY ROOM:
Double glazed door to rear aspect, fitted base units, edged work surfaces in Granite incorporating a single bowl sink with central mixer tap, space for washing machine and tumble dryer, wall cupboard housing boiler, door to Cloakroom.

CLOAKROOM:
Counter top basin sink with mixer tap, low level wc, radiator, double glazed window to side aspect.

FIRST FLOOR ACCOMMODATION:

LANDING:
Double glazed window to front aspect, stairs to second floor, airing cupboard, radiator.

MASTER BEDROOM:
20'5 x 12'0 (6.22m x 3.66m)
Double glazed window to front aspect, media wall with inset fireplace radiator, opening to dressing room.

DRESSING ROOM:
Series of fitted wardrobes & shelving. Door to en-suite.

EN-SUITE:
Double glazed window to rear aspect, walk in rainfall shower, twin vanity wash hand basins, Japanese smart WC, fully tiled.

BEDROOM FOUR:
12'6 x 10'2 (3.81m x 3.10m)
Double glazed window to rear aspect.

BEDROOM FIVE:
10'7 x 10'4 (3.23m x 3.15m)
Double glazed window to front aspect, Fitted wardrobes, desk & cupboard.

FAMILY BATHROOM:
Double glazed window to rear aspect, panelled bath with shower over, vanity hand wash basin, Japanese smart WC

SECOND FLOOR ACCOMMODATION:

BEDROOM TWO / CINEMA ROOM:
15'5 x 12'4 (4.70m x 3.76m)
Velux Windows, radiator. Currently set up as a Home cinema room.

BEDROOM THREE:
12'8 x 9'10 (3.86m x 3.00m)
Velux windows, radiator.

SHOWER ROOM:
Sower cubicle, vanity hand wash basin, low level WC.

EXTERIOR:

REAR GARDEN:
Extensively upgraded outdoor entertaining and leisure space. With an integrated sound system, ambient LED lighting and a porcelain-tiled patio, with the remainder finished with artificial lawn.
A raised composite deck terrace incorporates an outdoor television with Sky and PS5 connectivity. The garden also features an inset Jacuzzi with built-in surround sound and ambient LED lighting.
A separate covered area houses an additional hot tub, sauna and outdoor hot-water shower, creating a private spa-style retreat. Door to garage, side access gate to driveway.

GARAGE, DRIVEWAY & PARKING:
Driveway parking for multiple vehicles, an EV charging point and access to the double garage, with electric doors and premium flooring.

AGENTS NOTES:
Council Tax Band: G

The property benefits from climate control for heating and air conditioning, together with an energy system comprising 18 solar panels, a 7kW installation and battery storage.

For further information regarding this property, please contact Hamilton Piers.

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All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

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