

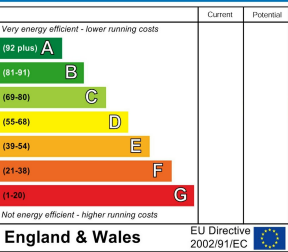
Paul Mason ^{Associates}



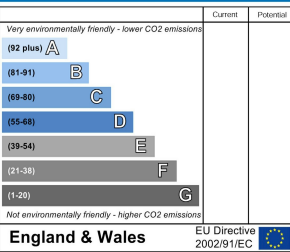
Blunts Hall Road, Witham, CM8 1LY
Guide price £800,000

- Detached Bungalow
- Four Bedrooms
- Kitchen/Dining Room, Spacious Lounge and conservatory
- Utility Room
- Mature, Well-Kept Frontage and Rear Gardens
- Block Paved Driveway
- Double Garage
- Versatile Accommodation
- En-Suite to Bedroom One, Family Bathroom and WC
- EPC - TBC

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



Situated in a semi-rural setting on the outskirts of Witham town with wonderful views to the front over open farmland, this well-presented four-bedroom bungalow offers spacious and versatile accommodation throughout.

The property welcomes you with an entrance porch leading into a central hallway, from which the well-planned layout unfolds. Generous storage options are available throughout the home. A particular highlight is the impressive lounge, measuring 20'9 x 13'6, providing a wonderful space for relaxing or spending time with family.

The property features a fitted kitchen/dining room, complemented by a separate utility room with access to the double garage. A conservatory to the rear enjoys pleasant views over the garden, creating an ideal spot to unwind.

There are three well-proportioned double bedrooms, each benefiting from fitted wardrobes. In addition, two adjoining rooms offer flexible accommodation and could be used as a study and fourth bedroom, depending on requirements. The principal bedroom also benefits from an en-suite shower room. A four-piece family bathroom and an additional WC complete the internal accommodation.

Externally, the property is set back from the road and approached via a block-paved driveway providing off-road parking for numerous vehicles. The remainder of the frontage is attractively landscaped with a lawn and a variety of flowers, trees and shrubs. To the rear, the well-maintained mature garden offers a high degree of privacy and seclusion, creating a peaceful outdoor retreat.

Viewing comes highly recommended to appreciate the property on offer.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Cloakroom

Bedroom Two

4.9m x 3.1m (16'0" x 10'2")

Study

3.3m x 2.7m (10'9" x 8'10")

Bedroom Three

5.8m x 1.6m (19'0" x 5'2")

Bathroom

Bedroom Four

4.0m x 2.3m (13'1" x 7'6")

Bedroom One

5.0m x 3.9m (16'4" x 12'9")

En-Suite

Lounge

6.3m x 4.1m (20'8" x 13'5")

Kitchen/Dining Room

7.0m x 3.3m (22'11" x 10'9")

Utility Room

4.0m x 2.6m (13'1" x 8'6")

Conservatory

4.5m x 3.8m (14'9" x 12'5")

EXTERIOR

Double Garage

5.2m x 6.8m > 4.5m (17'0" x 22'3" > 14'9")

Rear Garden

Frontage

Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas central heating

Local Authority - Braintree

Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not

be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as a statement or representation of fact.

Blunts Hall Road Witham, CM8 1LY

Approximate Gross Internal Area = 203.0 sq m / 2185 sq ft



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



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