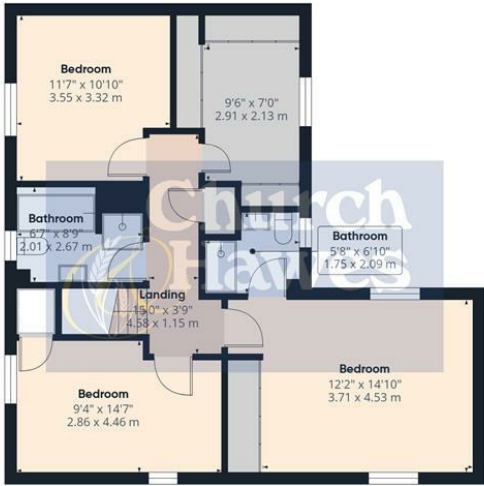




Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
1508 ft<sup>2</sup>  
140.1 m<sup>2</sup>

Reduced headroom  
8 ft<sup>2</sup>  
0.7 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
Below 5 ft/1.5 m

Calculations reference the RICS IPMS  
3C standard. Measurements are  
approximate and not to scale. This  
floor plan is intended for illustration  
only.

GIRAFFE360



## 2 Anchor Way, North Fambridge, CM3 6FY

A beautifully modernised detached family home, combining generous living space, luxurious finishes and an impressive newly landscaped garden.

Situated in the sought-after village of North Fambridge, this exceptional four-bedroom detached property has been thoughtfully upgraded throughout to create a stylish and sophisticated home that is turn-key ready.

From the moment you arrive, the property makes a fantastic impression, with a driveway and double garage providing excellent parking and storage. The newly landscaped garden further enhances the appeal, offering a beautifully presented outdoor space ideal for entertaining, relaxing and enjoying family life.

Internally, the home has been modernised to a high standard, with quality craftsmanship and high-end finishes creating an elegant yet comfortable atmosphere throughout. The accommodation offers an excellent balance of spacious reception areas and contemporary living spaces, making it equally suited to family life and entertaining.

The property benefits from four well-proportioned bedrooms and two modern bathrooms with an additional downstairs WC. Providing exceptional flexibility for a growing family, guests or those working from home. Each area has been carefully considered, with the overall finish delivering a sense of quality and attention to detail rarely found in the standard family home.

At the heart of the property, the beautifully appointed living spaces provide a wonderful setting for both everyday living and entertaining, while large windows allow the home to enjoy an abundance of natural light and a strong connection with the newly landscaped garden.

FREEHOLD- EPC RATING C - COUNCIL TAX BAND F

Price £725,000



**Study 2.80 x 2.87 (0.61m.24.38m x 0.61m.26.52m)**  
Study with double glazed windows and radiator.

**Kitchen/Diner 13'1 x 23'10 (3.99m x 7.26m)**  
Open plan modern kitchen/diner with added utility space with high spec finishes and features. All integrated appliances.

**Lounge 12'2 x 19'9 (3.71m x 6.02m)**  
Large, separate lounge with fitted blinds throughout with double glazed windows and modern radiators throughout.

**WC 22'10" x 6'5" (6.98 x 1.96)**  
Spacious downstairs WC with hand basin.

**Double Garage**  
Double Garage with new doors and electrics.

**Bedroom One 12'1 x 14'10 (3.68m x 4.52m)**  
Large master bedroom with fitted shutter blinds, radiator, double glazed window and access to en suite shower room.

**Bedroom Two 9'4 x 14'7 (2.84m x 4.45m)**  
Newly decorated second double bedroom with fitted shutter blinds, double glazed window and radiator.

**Bedroom Three 11'7 x 10'10 (3.53m x 3.30m)**  
Third double bedroom with fitted shutter blinds, double glazed windows and radiator.

**Bedroom Four 9'6 x 7'0 (2.90m x 2.13m)**  
Spacious bedroom currently fitted with wardrobes. With fitted shutter blinds, double glazed window and radiator.

**Garden**  
Newly landscaped garden with low maintenance artificial grass, built in planters with lighting with access to garage, living room, and kitchen.

**AGENTS NOTE**  
These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify

that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

Some photographs may have been digitally enhanced using AI for illustrative purposes. These images are intended to help prospective purchasers visualise the property and should not be relied upon as an exact representation of its current appearance or condition. No structural alterations are intended to be depicted. Purchasers should satisfy themselves as to the property's condition and features during their viewing.

MONEY LAUNDERING REGULATIONS (AML) and FINANCIAL SANCTION REGULATIONS:

In accordance with UK Anti-Money Laundering regulations, Church & Hawes are legally required to verify the identity of all purchasers before a property transaction can proceed. Church & Hawes use an online digital identification verification and compliance platform to carry out these important checks on our/your behalf.

A verification fee payable in advance of £40 per person (including VAT) will apply.

These checks must be completed and successfully verified before we are able to progress with the purchase.

Buyers will also be required to complete an Anti Money Laundering Source/Proof of Funds & Buyer Story Questionnaire

REFERRALS: As an integral part of the community

and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

- Turn-Key Ready
- Newly Landscaped Garden- Front & Back
- Four Bedrooms
- Double Garage
- Desirable Village Location
- Two Bathrooms and Downstairs WC
- High End Finished and Fixtures
- EPC rating C
- Freehold
- Council Tax Band F

