

REDUCED

£525,000 Freehold



Old Ivy Chimneys Plot 4, Hatfield Road, Witham, Essex, CM8 1EL

- UNDER FLOOR HEATING TO THE GROUND FLOOR
- EN-SUITE TO THE PRINCIPAL BEDROOM
- OPEN PLAN KITCHEN /DINING ROOM
- BEAUTIFULLY APPOINTED KITCHEN WITH INTEGRATED APPLIANCES
- EXCLUSIVE DEVELOPMENT OF JUST 11 DETACHED HOMES
- HIGH SPECIFICATION
- PARKING AND GARAGE
- LOUNGE WITH DOORS TO GARDEN
- 10 YEAR WARRANTY
- CONVENIENT FOR ACCESS TO TOWN CENTRE AND ROAD LINKS



PROPERTY DESCRIPTION

Welcome to this stunning four-bedroom detached family home, perfectly positioned within an exclusive development of just 11 high-specification detached houses. Offering the ideal blend of contemporary living and timeless elegance, this property is situated conveniently for access to the town centre and major road links, ensuring you stay connected while enjoying a peaceful residential setting.

Step inside to discover a beautifully appointed interior, designed with both comfort and style in mind. The ground floor boasts luxurious underfloor heating throughout, creating a warm and inviting atmosphere all year round. The spacious open-plan kitchen and dining room serve as the heart of the home. Here, you'll find a designer kitchen featuring integrated appliances, sleek cabinetry, and plenty of workspace – perfect for preparing meals or entertaining family and friends. The open layout allows for seamless flow between cooking and dining areas, making this space a true social hub.

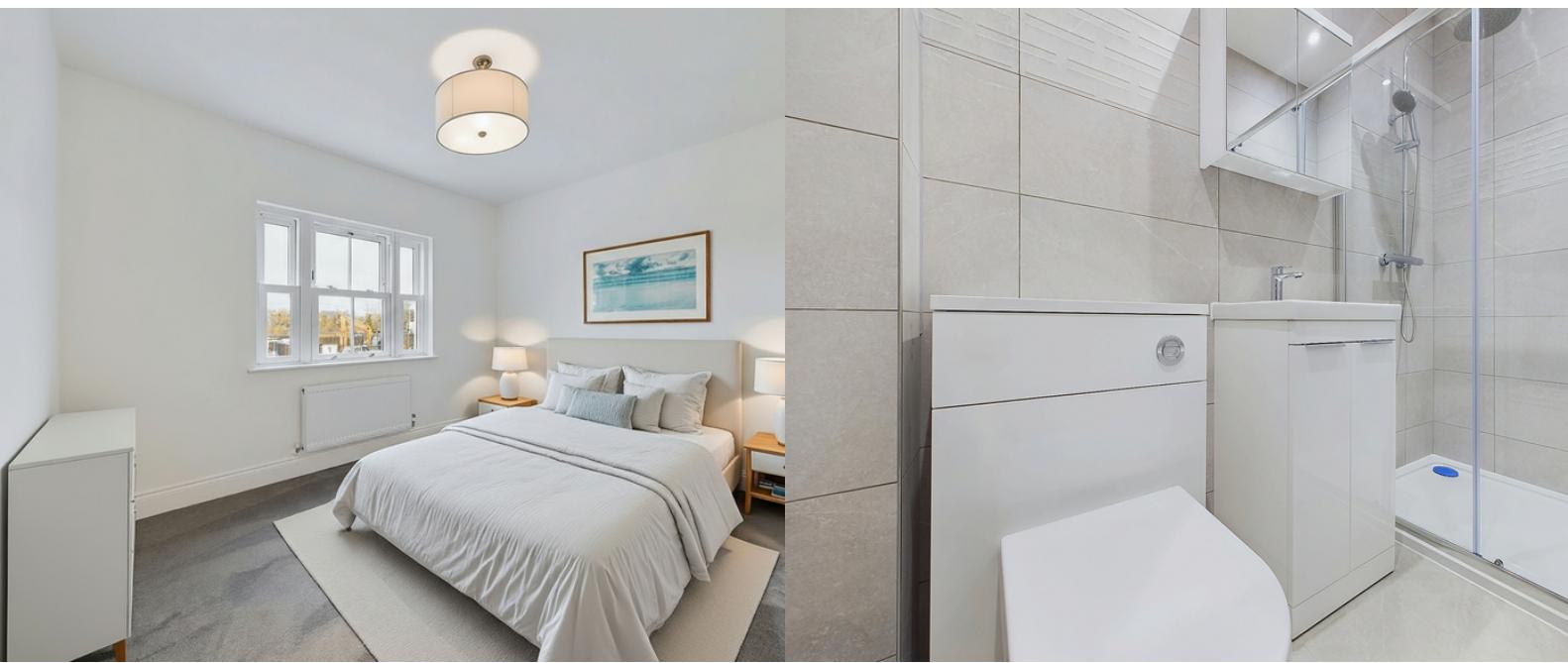
Adjacent to the kitchen, the lounge is a bright and welcoming retreat complete with doors that open directly onto the garden, inviting natural light to fill the room and providing a wonderful indoor-outdoor living experience. Whether you're relaxing with loved ones or hosting guests, this dual reception space offers flexibility and comfort in equal measure.

Upstairs, four well-proportioned bedrooms provide ample space for the whole family. The principal bedroom is a particular highlight, featuring a modern en-suite bathroom that exudes elegance and privacy. All bedrooms are finished to a high specification, combining contemporary décor with practical storage solutions to meet your every need.

The property further benefits from two stylish bathrooms, thoughtfully designed with quality fixtures and fittings to offer a spa-like feel. Additional features include a private garage and off-street parking, ensuring convenience and security for multiple vehicles.

Outside, the charming garden is a delightful space to unwind, entertain, or enjoy family life. The low-maintenance landscaping provides a tranquil setting perfect for alfresco dining or summer barbecues.

With a 10-year warranty in place, you can buy with confidence, knowing this home has been constructed to the highest standards.



ROOM DESCRIPTIONS

Kitchen
13' 4" x 17' 5" (4.06m x 5.31m)

Dinning Room
7' 10" x 13' 1" (2.39m x 3.99m)

Lounge
21' 7" x 10' 11" (6.58m x 3.33m)

Internal Hall
Stairs up to first floor, understairs storage, underfloor heating controls, door to

Cloakroom

1st Floor Landing
Window, radiator, storage cupboard

Bedroom One
11' 8" x 9' 8" (3.56m x 2.95m)

En-Suite

Bedroom Two
11' 0" x 10' 09" (3.35m x 3.28m)

Bedroom Three
10' 11" x 10' 04" (3.33m x 3.15m)

Bedroom Four
10' 0" x 9' 03" (3.05m x 2.82m)

Family Bathroom

Garage

Front and Rear Garden

Viewings
BY PRIOR APPOINTMENT WITH BALCH ESTATE AGENTS

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Estate Agents Act 1979 - Declaration Of Interest

UNDER THE ESTATE AGENTS ACT 1979, WE ARE MAKING YOU AWARE THAT THE DEVELOPER HAS A PERSONAL INTEREST WITH BALCH ESTATE AGENTS LTD.

Property Specifications
Kitchens

Neff integrated oven
Neff fridge freezer
Neff ceramic hob
Neff microwave
Inset sink with drainer

Bathroom

All white sanitary ware
Ceramic tiling to shower/bath
Vanity basin unit
Ceramic tiled floor
Chrome heated towel rail

Heating

Underfloor heating to the ground floor
Gas central heating
Solar PV panels

Joinery and doors

Light Oak faced internal doors
OG skirtings and architraves
Double glazed sash uPVC window frames and patio doors
Security front door

Electrical

Low energy downlighting to kitchen and bathroom
Other rooms ceiling pendants
Multi media points to lounge
TV points to bedrooms
Ample socket switches in white

External finishes

Rear gardens mostly paved with some planting areas
Front gardens

Additional information

Build Zone 10 year warranty
A rated energy efficiency

Council Tax Band - TBC

Services - We understand that mains water, drainage and electricity are connected to the property.

Tenure - Freehold

EPC rating - TBC

Agents Note

Choices are subject to build stage & availability.



FLOORPLAN

BALCH
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