

REDUCED

£525,000 Freehold



14 Belsham Villas Hatfield Road, Witham, Essex, CM8 1EL

- *** FINAL FOUR BED REMAINING ***
- OPEN PLAN KITCHEN /DINING ROOM
- UNDER FLOOR HEATING TO THE GROUND FLOOR
- PARKING AND GARAGE
- EN-SUITE TO THE PRINCIPAL BEDROOM
- BEAUTIFULLY APPOINTED KITCHEN WITH INTEGRATED APPLIANCES
- LOUNGE WITH DOORS TO GARDEN
- HIGH SPECIFICATION
- 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)

Dining Room

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' 00" x 10' 09" (3.35m x 3.28m)

Bedroom Three

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

Bedroom Four

10' 09" x 9' 03" (3.28m x 2.82m)

Family Bathroom

Garage

Electric roller door to front, door to rear, power and lighting.

Garden

Front garden laid to lawn, rear garden patio, remainder laid to lawn.

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.

Should your offer be accepted on one of our properties, all purchasers will be required to complete Anti Money Laundering (AML) identity verification checks. A non-refundable administration fee of £30.00 plus VAT per person is payable before a Memorandum of Sale is issued.

Estate Agents Act 1979 - Declaration Of Interest

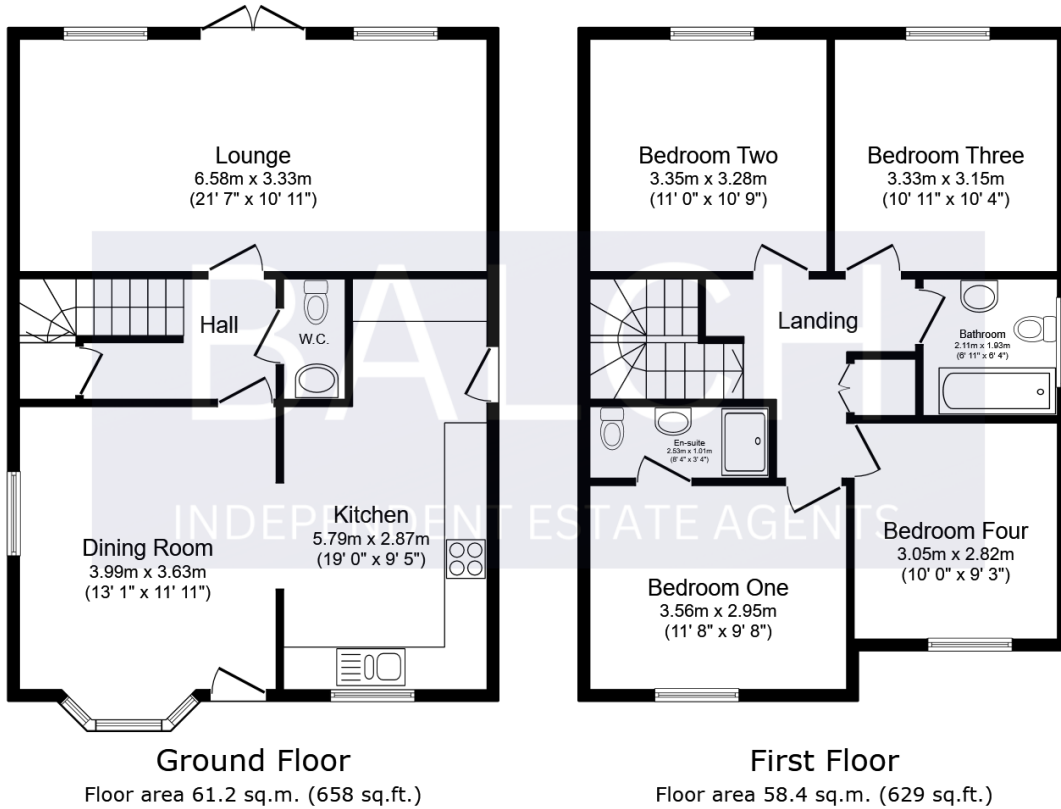
UNDER THE ESTATE AGENTS ACT 1979, WE ARE MAKING YOU AWARE THAT THE DEVELOPER HAS A PERSONAL INTEREST WITH BALCH ESTATE AGENTS LTD

Agents Note

The photos are of similar plots on the development, The kitchen will be a shaker style but the colour is different, please contact the office directly for details.



FLOORPLAN



Total floor area: 119.6 sq.m. (1,287 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io