

FOR SALE

Guide Price £375,000 Freehold



## 38 Cladius Way, Witham, Essex, CM8 1PZ

- SEMI DETACHED FAMILY HOME
- BEAUTIFULLY APPOINTED KITCHEN WITH INTEGRATED APPLIANCES
- EXTENDED
- MODERN THROUGHOUT
- OFFICE/STUDY
- GUIDE PRICE £375,000 - £400,000
- THREE DOUBLE BEDROOMS
- EV CHARGING POINT
- GREAT LOCATION
- GARAGE AND PARKING FOR 2 VEHICLES



## PROPERTY DESCRIPTION

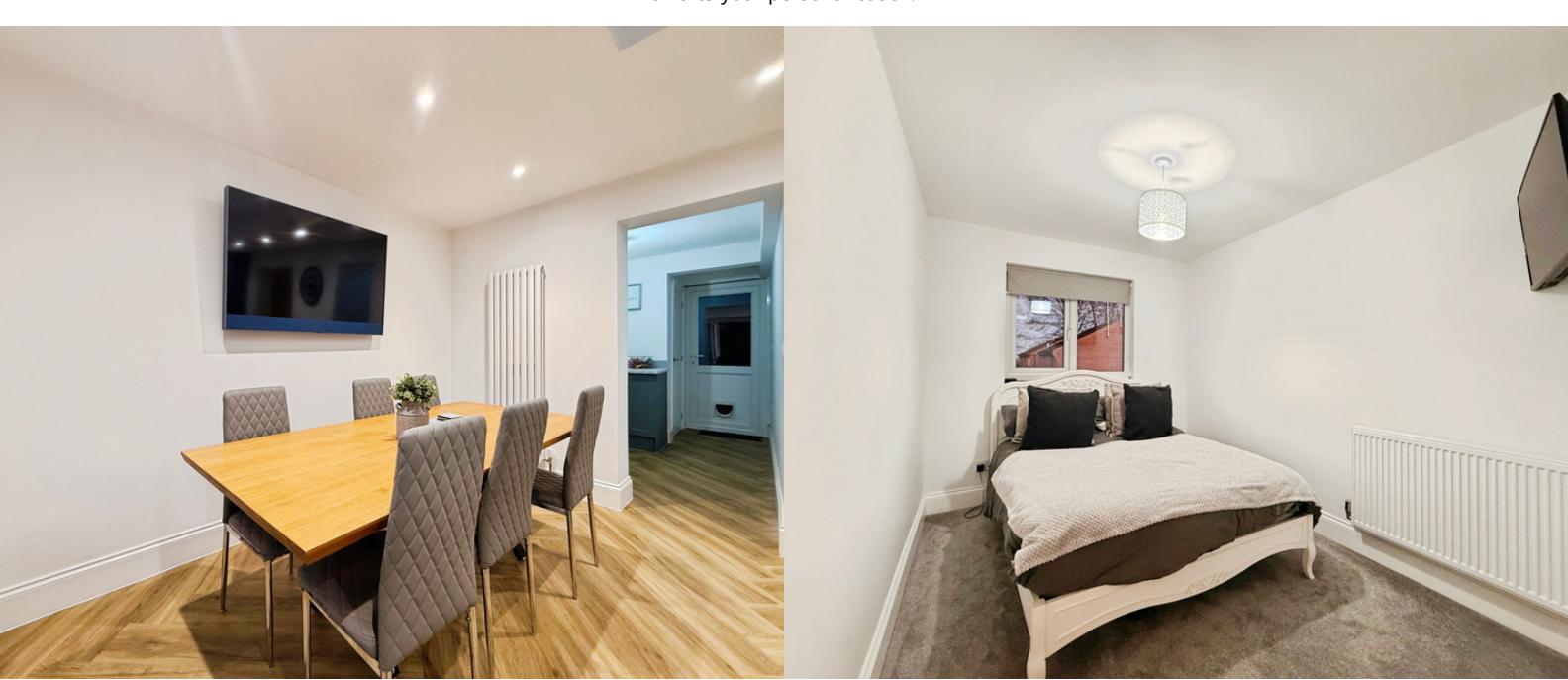
Introducing this beautifully extended three-bedroom semi-detached family home, perfectly situated in a highly sought-after location. This modern property boasts a blend of stylish living spaces and practical features, making it an ideal haven for families and professionals alike. With a spacious layout and contemporary finishes throughout, this home promises comfort, convenience, and a welcoming atmosphere from the moment you step inside.

Upon entering, you are welcomed into a bright and stylish reception room, creating an inviting space for both relaxing and entertaining. To the rear, the home opens into an impressive extended kitchen, thoughtfully designed to form the heart of the property. The kitchen features sleek cabinetry and a range of integrated appliances including a coffee machine, double oven with microwave, wine fridge, dishwasher, fridge freezer and induction hob, making it ideal for both everyday living and hosting. Leading off the kitchen is a practical utility room, housing the downstairs w/c and providing internal access to the garage. This additional space offers excellent everyday convenience, ideal for family living and keeping the main living areas clutter free. A versatile office or study further enhances the ground floor accommodation, providing an ideal work from home space.

Upstairs, the property offers three well proportioned double bedrooms, with the master bedroom benefiting from a separate dressing area, all finished to a high standard, alongside a modern family bathroom designed with both style and comfort in mind.

The property is approached via a driveway providing parking for two vehicles, alongside a garage offering secure parking or additional storage. An EV charging point further enhances the home's modern appeal. To the rear, the garden offers multiple decked areas, including a dedicated barbecue and entertaining space, with the remainder laid to lawn. The garden further benefits from rear access onto a pathway, providing an added level of convenience and practicality.

This stunning home is truly ready to move into, with everything thoughtfully modernised and extended to offer spacious, comfortable living for years to come. Don't miss the opportunity to own this impressive property that combines style, practical features, and an unbeatable location in one fantastic package. Arrange your viewing today and discover why this charming, semi-detached house is the perfect place to call home. Whether you're looking for a family residence or a versatile property with modern amenities, this home ticks all the boxes and awaits your personal touch.



## ROOM DESCRIPTIONS

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### ground floor

#### Office

9' 8" x 6' 0" (2.95m x 1.83m)

#### Living Room

12' 3" x 14' 6" (3.73m x 4.42m)

#### Kitchen

18' 4" x 10' 9" (5.59m x 3.28m)

#### Utility

7' 5" x 7' 5" (2.26m x 2.26m)

#### W/C

3' 6" x 4' 2" (1.07m x 1.27m)

### first floor

#### Bedroom One

22' 4" x 7' 7" (6.81m x 2.31m)

#### Bedroom Two

12' 2" x 9' 4" (3.71m x 2.84m)

#### Bedroom Three

12' 3" x 8' 2" (3.73m x 2.49m)

#### Family Bathroom

6' 7" x 5' 4" (2.01m x 1.63m)

#### Externally

To the front is the driveway for two cars, the garage and EV charging point.

To the rear is the garden, dark grey decking with the rest laid to lawn, BBQ area at the back of the garden and access to the pathway.

### Viewings

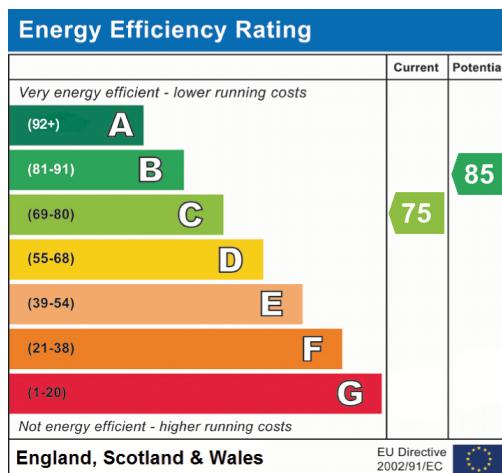
By prior appointment with Balch Estate Agents.

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.





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](http://www.Propertybox.io)



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