



Hatfield Road, Witham, Essex, CM8 1EL

- NEW BUILD FOUR BEDROOM FAMILY HOME
- BEAUTIFULLY APPOINTED KITCHEN WITH INTEGRATED APPLIANCES
- TWO EN-SUITES
- HIGH SPECIFICATION
- EXCLUSIVE DEVELOPMENT OF JUST 11 DETACHED HOMES
- UNDER FLOOR HEATING TO THE GROUND FLOOR
- OPEN PLAN LIVING ACCOMMODATION
- 10 YEAR WARRANTY
- PLOT 12
- WALKING DISTANCE OF ALL AMENITIES



PROPERTY DESCRIPTION

Introducing a stunning four-bedroom detached family home currently under construction in the sought-after town of Witham, set to be ready for occupancy in August/September 2026. Spanning three spacious floors, this beautifully designed property offers a harmonious blend of modern living and thoughtful layout, ideal for growing families or those who enjoy entertaining. The impressive open-plan living area on the ground floor effortlessly combines style and function, while the upper floors feature three generous double bedrooms, including a luxurious main suite occupying the entire top floor. With a south-facing rear garden, garage, and parking, this home promises comfort, convenience, and contemporary living in one of Essex's most desirable locations.

Witham is a thriving historic market town located within easy reach of London, Cambridge, and the Essex countryside. Renowned for its excellent schools, vibrant town centre, and excellent transport links via the A12 and Witham railway station, it is ideal for commuters and families alike.

A bright and spacious open-plan living area that seamlessly integrates the kitchen, dining, and lounge spaces. This versatile layout is perfect for day-to-day family life as well as hosting guests, featuring large windows that flood the space with natural light and provide views of the south-facing garden. The contemporary kitchen will be fitted with modern appliances and ample storage, while the reception space offers plenty of room for relaxation and entertainment.

Ascending to the first floor, you will discover three inviting double bedrooms, all designed with comfort in mind. One of these bedrooms benefits from an en-suite bathroom, providing added privacy and convenience. Additionally, a well-appointed family bathroom serves the remaining bedrooms, featuring modern fixtures and fittings. This floor offers ample space for family members and guests alike, with a layout that maximises both privacy and practicality.

The entire top floor is dedicated to the spectacular main suite, a true retreat within the home. This generous room boasts a large sleeping area complemented by a dressing zone, creating an elegant and functional space for your wardrobe needs. The en-suite shower room adds a touch of luxury with its contemporary design and high-spec finishes. Whether you are unwinding after a long day or enjoying a peaceful morning routine, this suite provides a private sanctuary designed for comfort and style.



ROOM DESCRIPTIONS

Entrance Hall

Stairs up to all floors, underfloor heating.

Lounge

12' 02" x 16' 02" (3.71m x 4.93m) Double glazed sash windows to the front, underfloor heating.

Kitchen/Diner

21' 08" x 15' 01" (6.60m x 4.60m) Double glazed sash windows to the rear, French doors opening to rear garden, We offer a range of kitchens, please ask for further details. underfloor heating, side door out.

Cloackroom

Low level wc, wash hand basin with vanity unit, heated towel rail.

1st Floor Landing

Bedroom Two

10' 07" x 11' 04" (3.23m x 3.45m) Double glazed sash window to the rear, radiator.

En-Suite Shower Room

Double glazed obscure window to the side, walk in shower with screen, low level wc, wash hand basin with vanity unit, heated towel rail.

Bedroom Three

10' 07" x 11' 04" (3.23m x 3.45m) Double glazed sash windows to the rear, radiator.

Bedroom Four

9' 04" x 10' 03" (2.84m x 3.12m) Double glazed sash window to the front, radiator.

Family Bathroom

Double glazed obscure window to the side, panel bath with shower over, low level wc, wash hand basin with vanity unit below, heated towel rail.

2nd Floor

Main Bedroom Suite

17' 11" x 18' 11" (5.46m x 5.77m) Double glazed window to front, sky light window, dressing area, radiator, door to:

En-Suite

Double glazed obscure window to the front, low level wc, wash hand basin with vanity unit, walk in shower, heated towel rail.

Garage

10' 8" x 24' 0" (3.25m x 7.32m) Electric roller door to front, UOVC door to rear, door to internal, electric and power, gas boiler, plumbing and power for washing machine and tumble dryer.

Parking

Parking for 1 - 2 cars

Rear Garden

Garden is south facing, garden comes with soft landscaping, large patio area, side access and a gate to the rear of the garden to the communal gardens to the front of the development.

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



FLOORPLAN

Belsham Villas, Witham, CM8 1EL



Total floor area: 2,183 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