



# 18 Belsham Villas Hatfield Road, Witham, Essex, CM8 1EL

- NEW BUILD FIVE BEDROOM FAMILY HOME
- EXCLUSIVE DEVELOPMENT OF JUST 11 DETACHED HOMES
- BEAUTIFULLY APPOINTED KITCHEN WITH INTEGRATED APPLIANCES
- UNDER FLOOR HEATING TO THE GROUND FLOOR
- TWO EN-SUITES
- OPEN PLAN KITCHEN /DINING ROOM
- HIGH SPECIFICATION
- 10 YEAR WARRANTY
- Plot 7



## PROPERTY DESCRIPTION

---

Introducing an exceptional opportunity to own a stunning five-bedroom detached family home within an exclusive development of just 11 properties. This brand-new build offers contemporary living in a beautifully designed and thoughtfully planned residence, perfectly suited for modern family life. Nestled in a desirable location, this home combines style, comfort, and quality craftsmanship to create the perfect sanctuary for you and your loved ones.

Step inside to discover a spacious and inviting layout featuring two generous reception rooms that provide ample space for both relaxing and entertaining. The open-plan kitchen and dining area is truly the heart of the home, boasting a beautifully appointed kitchen complete with integrated high-quality appliances. Whether you're preparing everyday meals or hosting special gatherings, this space offers functionality with a touch of elegance, enhanced by sleek work surfaces and stylish cabinetry.

Comfort is paramount in this home, with underfloor heating conveniently fitted throughout the entire ground floor, ensuring warmth and luxury beneath your feet all year round. The high specification continues throughout the property, with superb attention to detail and quality finishes that elevate the overall living experience. Two of the five bedrooms benefit from private en-suite bathrooms, providing added convenience and privacy for family members or guests alike.

Designed with families in mind, the five spacious bedrooms offer flexible accommodation, perfect for growing families, home offices, or guest rooms. The two modern bathrooms are finished to a high standard, offering contemporary fixtures and fittings with a clean, stylish aesthetic. Every aspect of this home has been carefully considered to ensure it meets the highest standards of quality and comfort.

Built with peace of mind in mind, this new build home comes with a comprehensive 10-year warranty, underscoring the commitment to durability and long-lasting quality. Set within a private and exclusive development, owners here will benefit from a friendly community atmosphere while enjoying the privacy and independence of a detached house.

This exceptional five-bedroom home represents an outstanding opportunity to enjoy stylish family living in a sought-after location, combining modern convenience with elegant design. Early viewing is highly recommended to experience everything this remarkable property has to offer. Don't miss your chance to become part of this exclusive development – book your appointment today to see your new dream home



## ROOM DESCRIPTIONS

---

### Entrance Hall

7' 01" x 12' 0" (2.16m x 3.66m) Tiled floor, under stairs storage

### Family Lounge

11' 00" x 21' 11" (3.35m x 6.68m) Double glazed sash windows to front, bi-folding doors to rear.

### Kitchen/Dining area

10' 11" x 21' 11" (3.33m x 6.68m) Double glazed sash windows to front and rear, Kitchen is finished to a high standard, range of low level units with eye level units, Quarts worktops, integrated Bosch appliances, double ovens, Induction hob, central island unit, mirrored splash back.

### Utility Room

4' 10" x 5' 10" (1.47m x 1.78m) Door out to garden, storage with space for washing machine and washer dryer, gar combi boiler.

### Cloakroom

Low level w/c, wash hand basin with vanity unit below and mirror over, tiled floor.

### 1st Floor Landing

Double glazed window to front aspect, storage cupboard housing water tank, radiator. carpet.

### Bedroom Two

10' 11" x 10' 7" (3.33m x 3.23m) Double Glazed sash window to the rear, radiator - Door to:

### En-Suite Shower Room

Walk in shower with rain head and hand attachment, sink with vanity unit below, mirror over, low level WC, heated towel rail, tiled floor.

### Bedroom Three

11' 2" x 10' 09" (3.40m x 3.28m) Double Glazed sash window to rear, radiator.

### Bedroom Four

11' 00" x 10' 09" (3.35m x 3.28m) Double glazed sash window to front, radiator.

### Bedroom Five/Study

11' 0" x 6' 06" (3.35m x 1.98m) Double Glazed sash window to front, radiator.

### Family Bathroom

Double glazed sash window to front, panel bath with shower over, wash hand basin with vanity unit below and mirror over, low level WC, heated towel Rail, part tiled walls and tiled floor.

### 2nd Floor Landing

Storage cupboard, skylight.

### Bedroom One

14' 10" x 13' 06" (4.52m x 4.11m) Double glazed window to front, skylight to rear, radiator, eaves storage.

### Walk In Wardrobe

11' 0" x 7' 08" (3.35m x 2.34m) Double glazed Velux window to rear, radiator - Door to :

### En-Suite Bathroom

Double glazed obscure window to front, large walk in shower with rain head and hand attachment, sink with vanity unit below, mirror over, low level WC, heated towel rail, tiled floor.

### Garage

11' 01" x 23' 01" (3.38m x 7.04m) Roller door to front, door to side, electric and power.

### Parking

Parking for 1-2 cars

### Rear Garden

Patio area, remainder laid to lawn, side gate.

### Viewings

BY PRIOR APPOINTMENT WITH BALCH ESTATE AGENTS

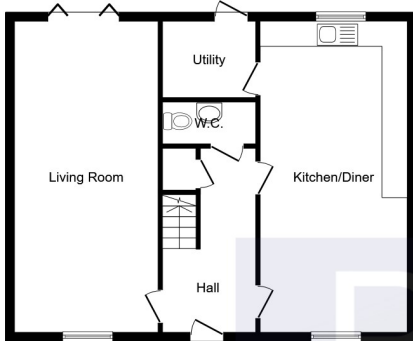
For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

### Estate Agents Act 1979 - Declaration Of Interest

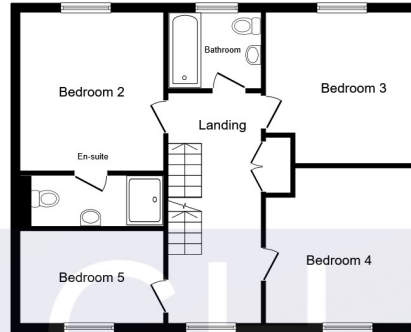
UNDER THE ESTATE AGENTS ACT 1979, WE ARE MAKING YOU AWARE THAT THE DEVELOPER HAS A PERSONAL INTEREST WITH BALCH ESTATE AGENTS LTD



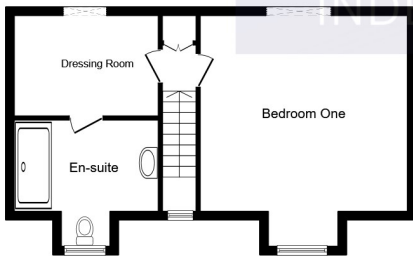
# FLOORPLAN



Ground Floor



First Floor



Second Floor

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)