

REDUCED

Guide Price £350,000 Freehold



52 Claudius Way, Witham, Essex, CM8 1PZ

- GUIDE PRICE £350,000 - £375,000
- THREE BEDROOMS
- NO ONWARD CHAIN
- EN-SUITE SHOWER ROOM
- PLANNING APPROVED: 11/01663/FUL
- KITCHEN WITH GRANITE WORKTOP
- WALKING DISTANCE OF ALL LOCAL AMENITIES



PROPERTY DESCRIPTION

Offered for sale with no onward chain, this extended three-bedroom family home which boasts a versatile and modern living space, ideally suited for families or professionals looking for a comfortable home with excellent amenities. The property benefits from a well-thought-out layout, including a study, a large lounge, and a rear extension that features a stunning kitchen/diner with stylish bi-folding doors leading out to the garden. A unique feature of this home is the ground floor conversion of the garage into a bedroom complete with an en-suite bathroom, offering flexible accommodation arrangements. Upstairs, you will find two generous double bedrooms and a modern shower room. Outside, the property enjoys a neat rear garden and convenient off-road parking to the front, making this a truly appealing home in a sought-after location.

Upon entering the home, you are welcomed into a spacious and inviting reception area that flows seamlessly into the lounge/study. This room is bright and airy, with ample space for both relaxing and entertaining guests. The rear extension significantly enhances the living space by housing a modern kitchen fitted with a range of integrated appliances, underfloor heating and sleek cabinetry and Granite worktops. The bi-folding doors are a standout feature, flooding the space with natural light and providing a beautiful connection to the rear garden, ideal for indoor-outdoor living and entertaining during warmer months.

One of the property's most notable elements is the converted ground-floor garage, now a comfortable double bedroom with a private en-suite shower room. This addition increases the home's versatility and is perfect for guests, family members requiring downstairs accommodation, or as an extra reception room if desired. Upstairs there are two generously proportioned double bedrooms, both featuring ample storage and large windows that enhance the natural light within the rooms. Completing the first floor is a contemporary shower room, thoughtfully designed and fitted with modern fixtures and fittings to provide a refreshing space for the household.

The rear garden is a private and low-maintenance space, easily accessible via the bi-folding doors from the kitchen, offering a safe environment for children to play or a peaceful outdoor area to unwind. The front of the property provides off-road parking, adding convenience for homeowners and visitors alike. This wonderful end of terrace home blends practical living with stylish touches, and the no onward chain sale offers a seamless and straightforward purchasing process. Don't miss your chance to view this exceptional property – it's ready to welcome its new owners!



ROOM DESCRIPTIONS

Entrance Hall

Storage cupboard, opens to:

Study Area

6' 3" x 9' 7" (1.91m x 2.92m) Double glazed window to the front, opens to:

Lounge

12' 3" x 14' 6" (3.73m x 4.42m) Gas radiator, feature electric fire and surround, stairs rising to the first floor.

Kitchen/Diner

13' 4" x 8' 2" (4.06m x 2.49m) Double glazed bi-folding doors to the garden, two skylight windows, kitchen has been fitted with a range of eye level and base units with granite worktops and splashbacks, sink with mixer tap, electric oven and gas hob and extractor over, American fridge freezer, integrated dishwasher, bespoke dining table made for the kitchen from Granite.

Bedroom One

7' 4" x 13' 7" (2.24m x 4.14m) Double glazed window to the rear, gas radiator, loft hatch, door to:

En-Suite Shower Room

Low level WC, wash hand basin, shower cubicle, heated towel rail.

1st Floor Landing

Loft hatch

Bedroom Two

9' 4" x 12' 0" (2.84m x 3.66m) Two Double glazed window to the front, gas radiator, storage cupboard.

Bedroom Three

8' 0" x 12' 3" (2.44m x 3.73m) Double glazed window to the rear, gas radiator.

Shower Room

Low level WC, wash hand basin, shower, Gas radiator, storage cupboard.

Parking

Driveway gives parking for one car.

Garden

Private garden, side access, Astro turf, pergola.

Location

Situated in a desirable neighbourhood, this property enjoys excellent local amenities, good transport links, and access to well-regarded schools, making it an ideal spot for families and commuters alike. The town's railway station serves London's Liverpool Street Station with the journey taking around 45 minutes. The property is located within 20 minutes walking distance to railway station. In addition, the town is by-passed by the A12 trunk road providing access to the excellent grammar and other schools in Colchester and Chelmsford. To the north there is access to the A120 trunk road which is dualled west of Braintree, significantly reducing the travel time to Stansted Airport and the M11 motorway. With excellent road connections and public transport links, commuting to nearby towns or the city centre is smooth and hassle-free.

The house is located in the catchment area two of Witham's outstanding primary schools, Chipping Hill Primary School and Holy Family Catholic Primary school. There is bus stop near the property for travel to Chelmsford and Colchester Grammar schools (boys and girls) for secondary school education with a travel time of 40 minutes both way. The property is within 5 minutes walk to the local secondary school Lift Matings. The property is within 5 minutes walk to Witham Leisure Centre for gym, swimming lessons, steam room, sauna room and group exercise classes. The area benefits from nearby parks and leisure facilities, perfect for those who appreciate a balanced lifestyle combining convenience and relaxation. Local shops, cafes, and eateries are within easy reach, providing everything you need on your doorstep. Both Aldi and Lidl are only 10 minutes walk from the property.

Viewing

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.

Agents Note

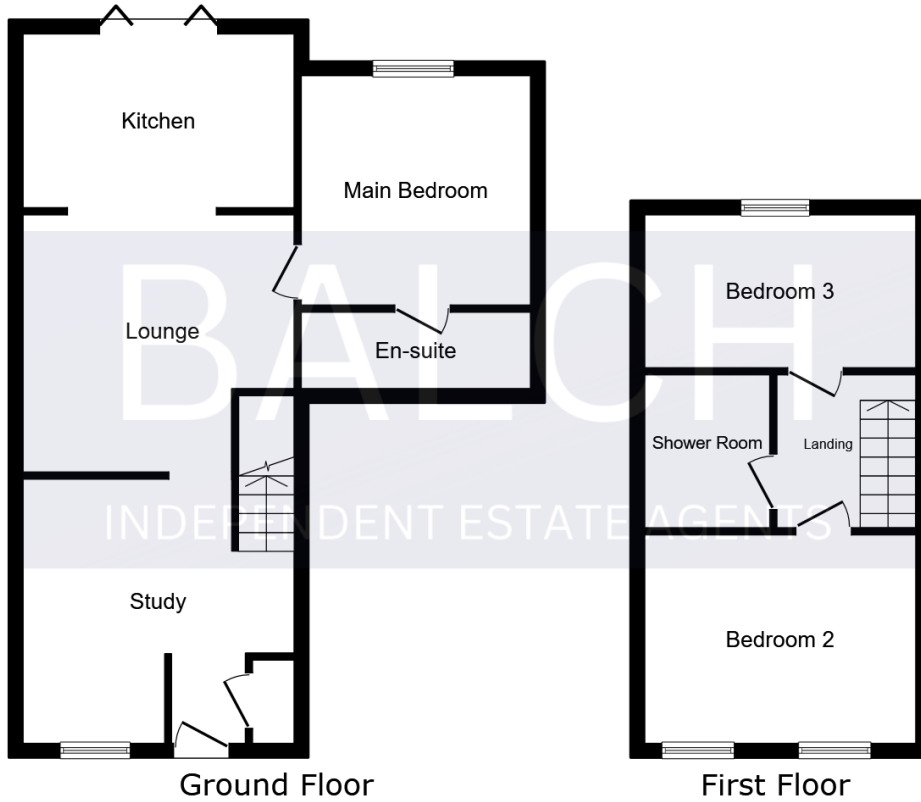
Expansion Potential

The property was granted planning permission to build over the downstairs bedroom to create a fourth bedroom and a carport. Braintree District Council planning permission reference No 11/01663/FUL



FLOORPLAN & EPC

Claudius Way, Witham, CM8 1PZ



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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