

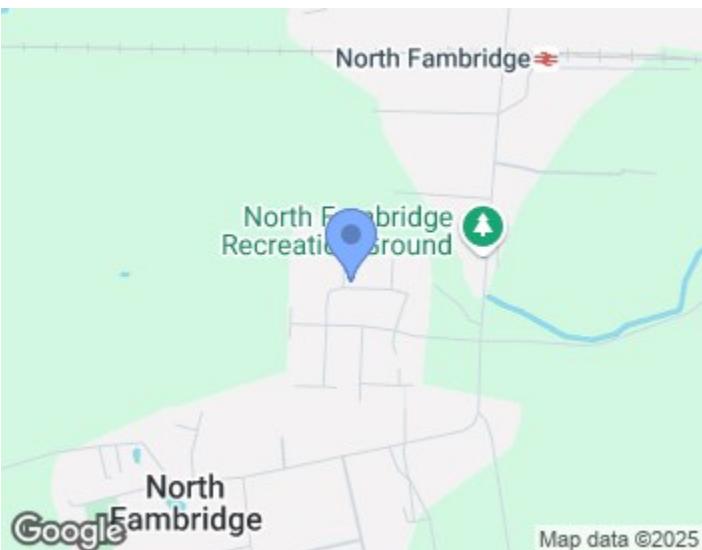
TOTAL FLOOR AREA : 1513 sq.ft. (140.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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2 Anchor Way, North Fambridge, CM3 6FY

This executive family home offers a modern lifestyle in a village location. With ample living spaces thoughtfully arranged across its two levels. Stepping through the welcoming entrance hall, you are immediately drawn to the generously proportioned lounge, a cozy haven ideal for entertaining guests or simply unwinding after a long day. Adjacent, a tranquil study provides the perfect sanctuary for those seeking a quiet respite to focus on work or pursue hobbies. However, the true heart of this home lies in the sprawling 22'8 kitchen and dining area, with separate utility room. Upstairs, the four well-appointed bedrooms include a sumptuous master suite complete with an ensuite shower room, while the remaining bedrooms are complemented by a stylish four-piece family bathroom. Stepping outside, the sizeable rear garden offers a verdant retreat, perfect for alfresco gatherings or moments of peaceful reflection. Rounding out the property's impressive offerings are the driveway accommodating multiple vehicles and the convenient double garage, making this an exceptional find for those seeking both refined living and practical functionality. NO ONWARD CHAIN Tenure: Freehold - EPC Rating: C - Council Tax Band: F

Price £650,000



ACCOMMODATION

Ground Floor

Entrance Hallway

Ground Floor WC

Lounge: 18'5 x 12'1 (5.61m x 3.68m)

Study: 9'4 x 9'1 (2.84m x 2.77m)

Kitchen/Diner: 22'8 x 13'5 (6.91m x 4.09m)

Utility Room: 7'6 x 5'3 (2.29m x 1.60m)

FIRST FLOOR

Landing

Bedroom One: 17'6 max x 12'1 (5.33m max x 3.68m)

Ensuite Shower Room

Bedroom Two: 14'7 x 9'4 (4.45m x 2.84m)

Bedroom Three: 11'6 x 10'9 (3.51m x 3.28m)

Bedroom Four: 13'4 x 9' (4.06m x 2.74m)

Four Piece Bathroom 8'8 x 6'6 (2.64m x 1.98m)

EXTERIOR

Rear Garden

Driveway for Multiple Vehicles: 45ft x 20ft (13.72mft x 6.10mft)

Double Garage: 17'8 x 17'4 (5.38m x 5.28m)

Agents Note:

We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order, nor have we made any of the relevant enquiries with the local authorities pertaining to planning permission and building regulations. The buyer is advised to obtain verification from their solicitor or Surveyor.

VIEWING - By appointment with the Vendor's Agents CHURCH & HAWES 01245 329429

WE ARE OPEN - Monday to Friday 9am-6pm - Saturday 9am-5pm.

- Spacious family home with ample living space
- Generous ground floor layout
- Inviting lounge, perfect for entertaining guests
- Four well-proportioned bedrooms
- Stylish four-piece family bathroom
- Practical utility room & additional storage
- Sizeable rear garden
- Driveway providing parking for multiple vehicles
- Double garage & Multiple Off St Parking
- Tenure: Freehold - EPC Rating: C - Council Tax Band: F

