



- Vaughan and Blyth Built
- 10 Year New Home Warranty
- Large Garden
- Village Location
- Garage And Parking
- Over 2100sqft Of Accommodation
- High Specification
- Close To Station

**Plot 3 orchard View Wivenhoe Road, Alresford, Colchester, Essex. CO7 8AD.**

A Stunning new detached home with very large south facing garden overlooking paddocks. Plot three on the right is a spacious and attractive home is part of a small select private development and has generous open plan living on the ground floor with excellent specification from country style shaker kitchens including fully integrated appliances by Neff and contemporary Silestone worktops to Oak stairs and Suffolk style oak internal doors to complete the country feel. With four double bedrooms, en-suite, family bathroom and a galleried landing on the first floor, garage and ample parking outside. Alresford is a small village to the East of Colchester with train station, good local pub, shops and post office whilst keeping countryside walks on the doorstep.



# Property Details.

## Specification

### Agents Notes

PLOT THREE IS THE PROPERTY ON THE RIGHT OF THE CGI, Construction is well advanced and site viewings are available by appointment only. Depending on the stage of build there may be some options available from a given range of finishings.

### Details

#### Kitchens:

Quality 'shaker style' kitchens with Silestone worktops/undermounted sinks.

Matching upstands and 'coloured glass' splashbacks to hob area.

Neff appliances throughout to include Neff Single Oven, Neff Combination/Microwave Oven and Induction hob with stainless steel extractor, fully integrated dishwasher, fridge and freezer.

#### Utility Rooms:

As kitchen but with 'space only' for washing machine and tumble dryer.

Duropol worktops with tiled splashback (450mm high)

#### Bathrooms & En-Suites:

All bathrooms and En-Suites are fitted with high quality white sanitaryware with chrome taps. Both rooms are half-tiled with full height tiling to shower cubicles.

Classy shower enclosures are fitted with Aqualisa control valves giving a contemporary yet traditional feel.

Chrome towel rails complete the look.

#### Decorations and Finishes:

Suffolk style feature oak internal doors are paired with chrome contemporary handles. A modern clean look is achieved with white painted architraves, door surrounds and skirting boards. White painted 'flat' ceilings and White Mist walls complete the modern interior.

Feature Oak Stairs to include oak stringers, spindles & handrail all finished with french white polish.

#### Electrics:

BT fibre optic broadband will be connected to each property. CAT 6 internal telephone/computer cabling.

Recessed LED down-lighters feature in kitchens, bathrooms and En-Suites with additional under pelmet lights in kitchens. Elsewhere pendant lights with low energy lamps are fitted.

A generous amount of double power sockets is installed throughout the homes with TV points to living rooms and all bedrooms. The TV cabling is coiled in the loft which also has a light and power point for client's own TV aerial/satellite dish.

Smoke detectors are fitted to hallways and landings. Kitchens have dual smoke and heat detectors. All access/egress doors have switchable/automatic external lights for client's convenience.

Solar P.V. panels are also fitted to help with electrical efficiency.

Any excess /unused electricity is automatically fed into the National Grid.

# Property Details.

## Plumbing and Heating:

Gas fired central heating is provided by Alpha Boilers via a pressurised heating and hot water system. (Boilers have a 7-year warranty). Each property has its own dedicated metered supply.

Heating is provided by under floor heating to all ground floor rooms, conventional radiators to first floor rooms and chrome towel rails to the bathroom. Radiators to first floor rooms will have thermostatically controlled valves (TRV)

## Floor Coverings:

Hallways, Kitchen, Dayroom, Cloakrooms & Utility room floors will be fully tiled.

Bathrooms & En-suites will have a choice of Luxury Cushion Vinyl floor or LVT (Luxury Vinyl Tile).

All other rooms will be carpeted from our standard carpet range (i.e., single colour throughout 40oz "Supreme" grade)

## External Finishes:

A selection of multi-stock facing bricks from Weinberger are matched with either Marley Eternit 'Mendip' pantiles or Marley Eternit 'Acme' plain tiles. Marley Eternit 'Birkdale Slates'.

Other finishes include coloured render by Monocouche/K-rend or coloured boarding by Hardiplank.

Windows, soffits, fascias etc are all white UPVC for ease of future maintenance.

## Garages:

All plots come with a large single garage with remote control door accessed via an up-and-over door.

Power and lighting are also provided for client's convenience including provision of a car

charging point.

All garages benefit from a UPVC personnel side entrance door.

## Gardens and Outside:

Both Alresford houses will have large south facing gardens & each plot has generous patios/paths constructed using 'Natural Sandstone' random pattern paving slabs. Rear gardens will be turfed for customer convenience.

Certain areas will have hedges as part of the agreed landscaping schedule.

All plots have securely fenced rear gardens and a bespoke side entrance gate.

## Warranty:

Each new home at Alresford benefits from a 10-year ICW Buildings Insurance Warranty.

Specific items within the properties have individual manufacturers warranties. Please refer to the manuals provided upon completion for further details.

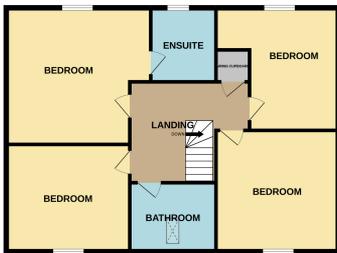
# Property Details.

## Floorplans



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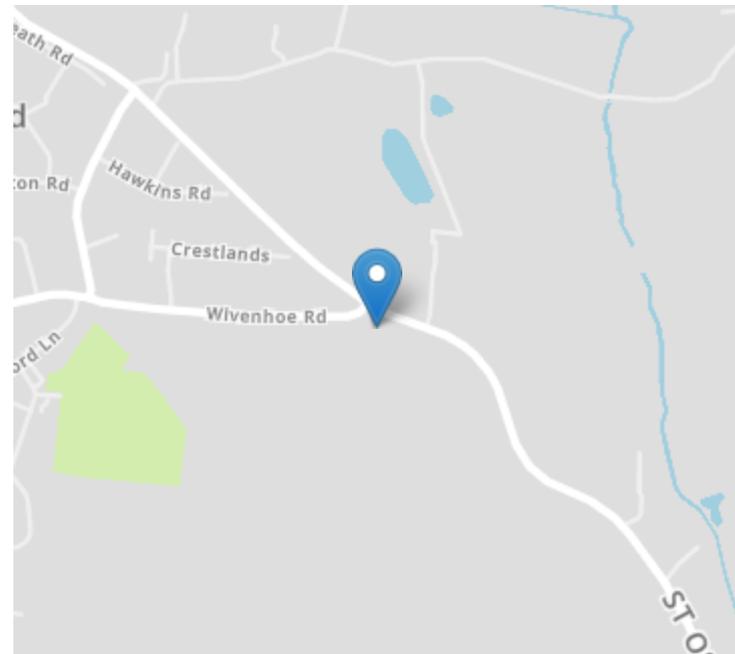
1ST FLOOR  
950 sq.ft. (88.2 sq.m.) approx.



TOTAL FLOOR AREA: 2411 sq.ft. (224.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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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## Location



## Energy Ratings

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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