

FOR SALE

£550,000 Freehold



## Old Ivy Chimneys Plot 3, Hatfield Road, Witham, Essex, CM8 1EL

- EXCLUSIVE DEVELOPMENT OF JUST 11 DETACHED HOMES
- HIGH SPECIFICATION
- UNDER FLOOR HEATING TO THE GROUND FLOOR
- PARKING AND GARAGE
- EN-SUITE TO THE PRINCIPAL BEDROOM
- LOUNGE WITH DOORS TO GARDEN
- OPEN PLAN KITCHEN /DINING ROOM
- 10 YEAR WARRANTY
- BEAUTIFULLY APPOINTED KITCHEN WITH INTEGRATED APPLIANCES
- CONVENIENT FOR ACCESS TO TOWN CENTRE AND ROAD LINKS





## PROPERTY DESCRIPTION

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**\*\*STAMP DUTY PAID\*\***

Old Ivy Chimneys is an exclusive development of just 11 detached family homes and each being thoughtfully designed and built to an exceptional standard, boasting high end fixtures & fittings. These unique homes are positioned in a convenient location offering excellent transport links plus access to local amenities.

These family homes range from 4 bedrooms across two floors to 5 bedrooms across three floors and the first phase will be ready for occupation early 2025.





# ROOM DESCRIPTIONS

**Property Information**  
(With approximate room sizes)

**Lounge**  
21' 7" x 10' 11" (6.58m x 3.33m)

**Dining Room**  
13' 1" x 7' 10" (3.99m x 2.39m)

**Kitchen/Breakfast Room**  
17' 5" x 13' 4" (5.31m x 4.06m)

**Cloakroom**

**First Floor Landing**

**Bedroom One**  
11' 8" x 9' 8" (3.56m x 2.95m)

**En-suite**  
7' 10" x 4' 5" (2.39m x 1.35m)

**Bedroom Two**  
11' 0" x 10' 9" (3.35m x 3.28m)

**Bedroom Three**  
10' 11" x 10' 4" (3.33m x 3.15m)

**Bedroom Four**  
10' 0" x 9' 3" (3.05m x 2.82m)

**Garage**

**Front and Rear Gardens**

**STAMP DUTY CONTRIBUTION**  
Please note that the stamp duty is offered to home movers only.

**Specification**

Kitchens

- Neff integrated oven
- Neff fridge freezer
- Neff ceramic hob
- Neff microwave
- Inset sink with drainer
- Quartz worktops with matching upstands

Bathroom

- All white sanitary ware
- Ceramic tiling to shower/bath
- Vanity basin unit
- Ceramic tiled floor
- Chrome heated towel rail

Heating

- Underfloor heating to the ground floor
- Gas central heating

Solar PV panels

Joinery and doors

- Light Oak faced internal doors
- OG skirtings and architraves
- Double glazed sash uPVC window frames and patio doors
- Security front door

Electrical

- Low energy downlighting to kitchen and bathroom
- Other rooms ceiling pendants
- Multi media points to lounge
- TV points to bedrooms
- Ample socket switches in white

- External finishes
- Rear gardens mostly paved with some planting areas
- Front gardens

Additional information

- Build Zone 10 year warranty
- A rated energy efficiency

- Council Tax Band - TBC
- Services - We understand that mains water, drainage and electricity are connected to the property.
- Tenure - Freehold
- EPC rating - TBC

Agents Note

The photos shown are of Plot 3 (the show home). -Choices are subject to build stage & availability.

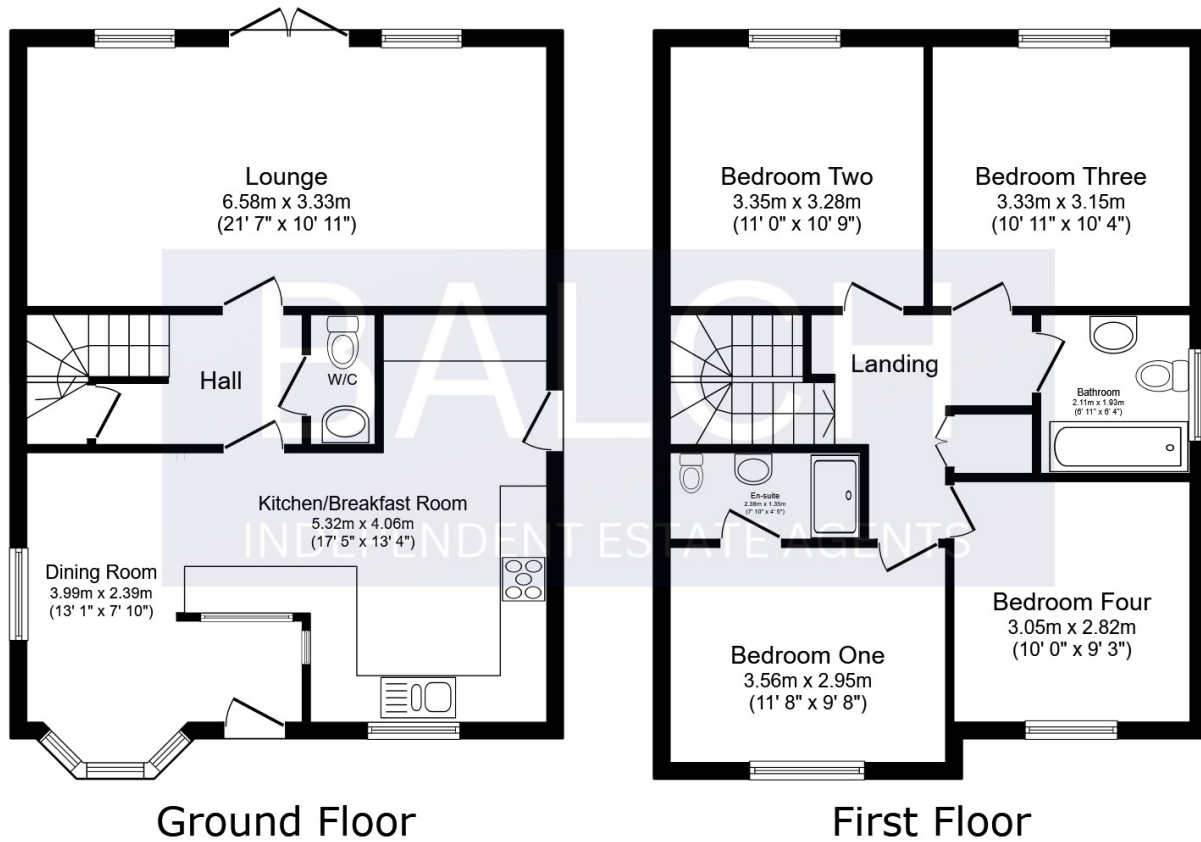
**Viewings**  
BY PRIOR APPOINTMENT WITH BALCH ESTATE AGENTS

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



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)