



HAWTHORN CLOSE

Bicknacre, Chelmsford CM3 4FQ

Plot 12 | Four bedroom home | 1,428 sq ft (132.7 sq m) GIA*

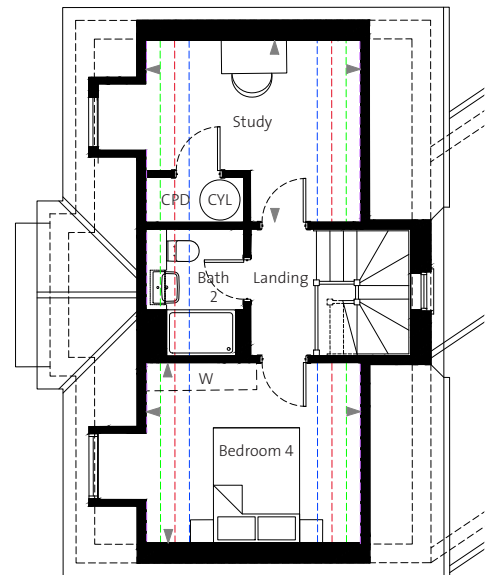
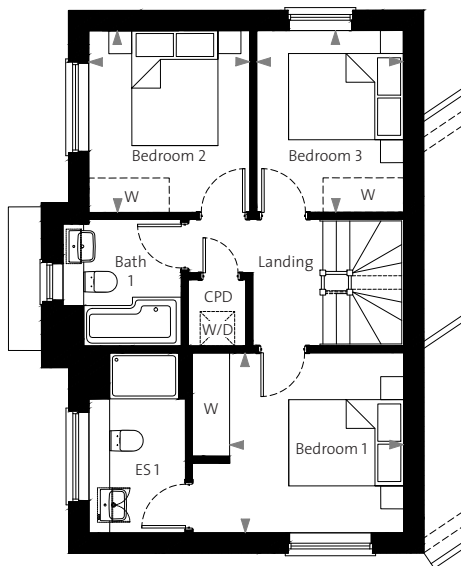
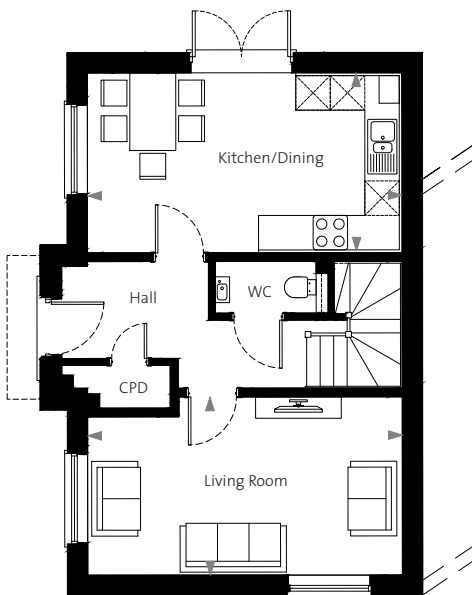


	metric (mm)	imperial
Kitchen/Dining	5476 x 3102	18' 0" x 10' 2"
Living Room	5477 x 3102 (max)	18' 0" x 10' 2" (max)
Bedroom 1	3133 x 3029	10' 3" x 9' 11"
Bedroom 2	3163 x 2804	10' 5" x 9' 2"
Bedroom 3	3163 x 2553	10' 5" x 8' 5"
Bedroom 4	3740 x 3134 (min)	12' 3" x 10' 3" (min)
Study	3740 (max) x 3163	12' 3" (max) x 10' 5"

Ground Floor

First Floor

Second Floor



REDUCED CEILING HEIGHTS: 1500mm (dashed purple), 1800mm (dashed green), 2100mm (dashed red), 2400mm (dashed blue)

*GIA - Gross internal area. Computer generated illustration is indicative.

▲ Indicates where dimensions have been taken from. Plans indicative only. Dimensions are intended for guidance only and may vary by + or - 76mm/3". Please refer to sales representative for final details. W denotes wardrobe. ----- denotes wardrobe as an optional extra. CPD denotes cupboard. ES denotes en-suite. CYL denotes cylinder. W/D denotes washer dryer.



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Specification

Kitchen

- High quality kitchen furniture in choice of colours*
- Quartz worktops and upstand
- Glass splashback behind oven
- Under cabinet LED lighting
- Soft close doors and drawers
- Integrated cutlery drawer
- 1.5 bowl under mounted sink
- Amtico flooring in choice of colours throughout kitchen/dining room*

Appliances

- Integrated single multifunction oven
- Integrated microwave
- Black glass induction hob
- Integrated extractor hood
- Integrated dishwasher
- Integrated fridge/freezer 70/30 split
- Freestanding washer/dryer

Bathroom & En-suite

- White sanitaryware with Hansgrohe taps and shower
- Chrome heated towel rail
- Mirrored wall cabinet including shaver socket
- Full height tiling around bath and shower enclosure and half height on all other walls with sanitaryware where appropriate
- LED downlighters
- Choice of wall tiles*
- Amtico flooring throughout in choice of colours*

Heating & Electrical

- Gas fired wet system underfloor heating to ground floor; compact radiators to all other floors
- LED downlighters to ground floor; pendants to all other floors
- Brushed chrome sockets throughout ground floor, excluding cupboards; white in all other rooms
- TV points in kitchen/dining room, living room and bedrooms
- TV/SAT distribution system
- Fibre broadband available (subject to connection by homeowner)
- BT points in kitchen/dining room and living room
- USB & USB-C sockets kitchen/dining room, living room, study and bedrooms

Hallway

- Amtico flooring in choice of colours* with matwell

Internal

- Dark grey contemporary front door with brushed chrome ironmongery and door bell
- White painted internal doors with brushed chrome handles
- All walls painted with Dulux paint: colour goose down
- Fitted wardrobes to bedroom one
- White UPVC windows with chrome handles

External

- Electric car charger
- Front and rear outside tap
- Rear double power socket
- Paved patio with turfed garden
- Carport
- Shed
- Outside lights

Guarantee

- NHBC 10 year warranty

