



- Detached Bungalow
- Three Generous Bedrooms
- High Specification Throughout
- Kitchen/Diner With Fitted Appliances
- En-Suite And Family Bathroom
- Off Road Parking
- 10 Year NHBC Warranty

### Plot 1, New Build Bungalow Abbots Road, Colchester, Essex. CO2 8BE.

A unique opportunity to reserve and secure one of just a pair of contemporary and stylish homes built by a reputable local builder to a very high standard and specification. Currently under construction and ready for you to move into late summer 2020. These incredible Bungalows have been built to the highest of standards by Roman Homes and offer beautiful accommodation through whilst positioned in a wonderful setting at the end of a private road. Offering a 10 year NHBC Warranty for peace of mind and low maintenance construction for comfort of living.



# Property Details.

All accommodation on ground floor

## Entrance Hall

Luxury vinyl flooring, radiator, storage cupboard, loft access and doors to.

## Living Room



14' 0" x 11' 3" (4.27m x 3.43m) With french doors to garden, radiator, TV point, carpeted flooring.

## Kitchen/Diner



17' 6" x 9' 3" (5.33m x 2.82m) French doors to garden, window to rear, luxury vinyl flooring, radiator, contemporary fitted kitchen with worktops over, inset sink and drainer, inset gas hob, integrated dishwasher, integrated fridge/freezer, space for washing machine, matching eye level units, extractor. (reserve early to have an input on the kitchen finish.)

## Bedroom One



11' 0" x 10' 7" (3.35m x 3.23m) Window to front, radiator, fitted wardrobe, door to en-suite.

## En-Suite



Obscure window to side, double shower cubicle, vanity wash hand basin with storage, heated towel rail, enclosed cistern WC, tiled splashbacks.

# Property Details.

## Bedroom Two



11' 9" x 9' 3" (3.58m x 2.82m) With window to front, radiator.

## Bedroom Three



10' 2" x 8' 2" (3.10m x 2.49m) 10 With window to side, radiator.

## Bathroom



Obscure window to side, panel bath with shower attachment, vanity wash hand basin, enclosed cistern WC, heated towel rail, tiled splashbacks.

## Outside

### Garden

All enclosed by panel fencing, laid to lawn, patio area, gated side access, outside tap.

### Parking

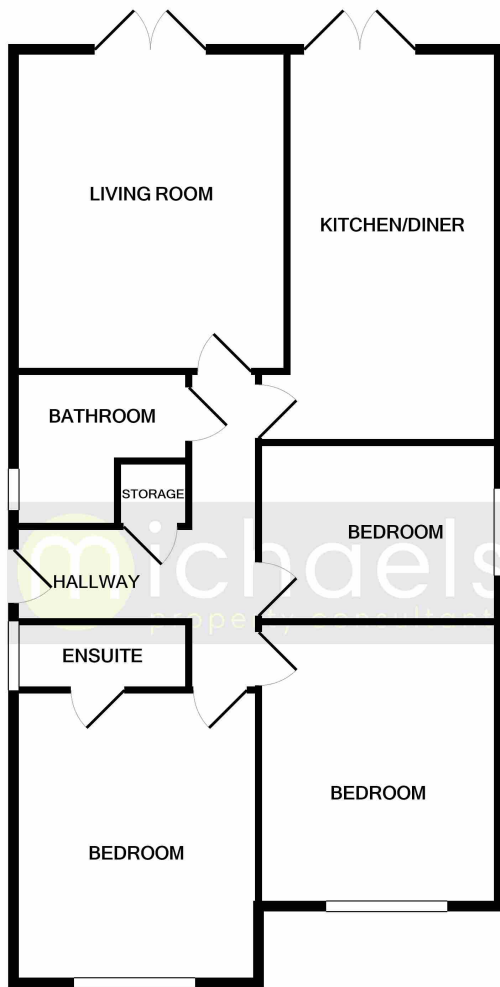
Block paved driveway providing parking for up to two vehicles.

### Agents Note

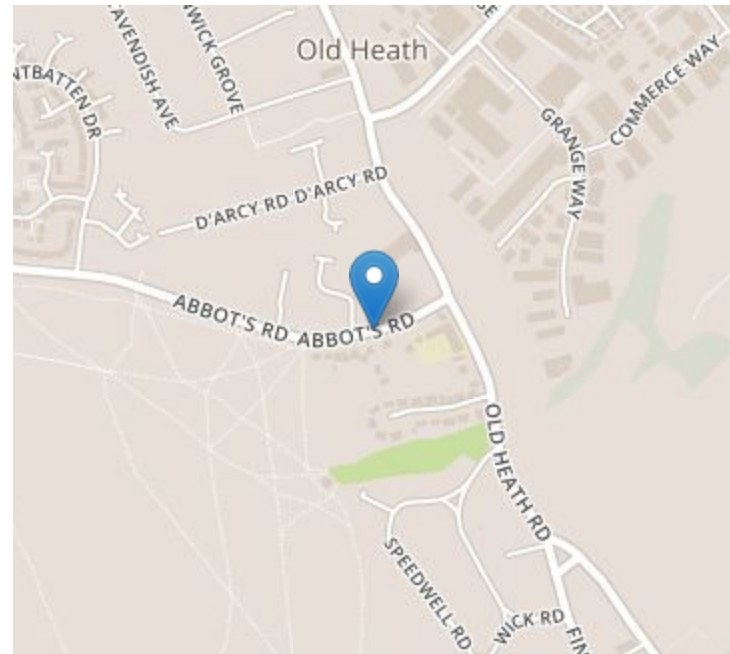
Please note all images are for illustrative purposes only and from the show home of another site built by Roman Homes.

# Property Details.

## Floorplans



## Location



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## 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.