

bond  
Residential



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Windermere Way, Hanningfield Park, CM3 8FG

Council Tax Band F (Chelmsford City Council)



£550,000 Freehold

Located on the new Hanningfield Park development this stylish and energy-efficient three bedroom link-detached home is offered for sale with no onward chain.

## ACCOMMODATION

This impressive modern home combines contemporary design with high-specification finishes and advanced energy-saving technology, making it ideal for today's lifestyle.

Thoughtfully designed throughout, the property benefits from an air source heat pump, solar panels with the capability to add battery storage, and underfloor heating with zonal controls, ensuring both comfort and efficiency.

The ground floor accommodation is centred around a superb open-plan kitchen/dining and family room which is located to the rear of the property and creates a bright and sociable living space perfect for entertaining and everyday living. The stylish kitchen area is fitted with quality units and integrated appliances, complemented by ample dining and seating space. A separate sitting room provides a more formal or cosy retreat, while a ground floor cloakroom provides added convenience.

Upstairs, there are three well-proportioned bedrooms. Two bedrooms benefit from their own en-suite shower rooms, with a separate modern family bathroom serving the remaining bedroom. All bath and shower rooms are finished with high-quality designer sanitary ware, continuing the home's sleek and modern aesthetic.

Externally, the property offers a garage and driveway parking with EV charging point, along with an enclosed rear garden providing a private outdoor space ideal for relaxation or entertaining. Offered with no onward chain, this outstanding home presents a superb opportunity for buyers seeking modern, energy-efficient living in a beautifully finished property.

## LOCATION

Hanningfield Park is set in the village of Rettendon and offers a peaceful semi-rural lifestyle with excellent access to countryside amenities and everyday essentials. The area is well-serviced for families, with a good selection of highly regarded primary and secondary schools nearby, including local village schools and larger academies in Chelmsford and surrounding towns.

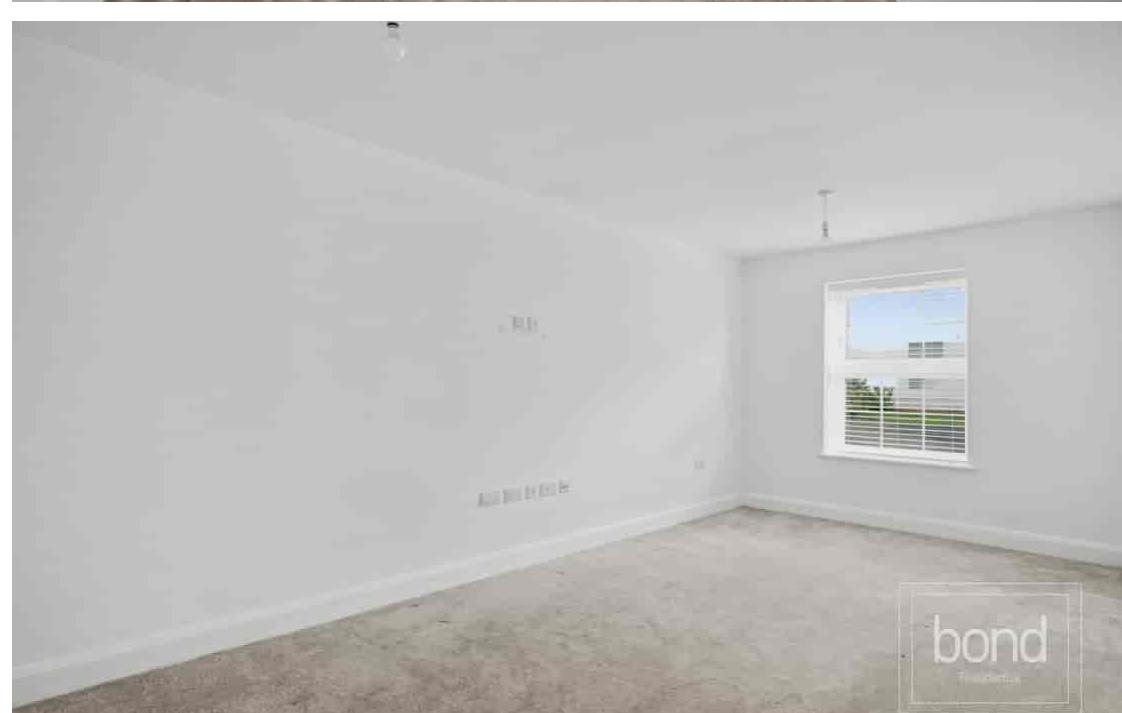
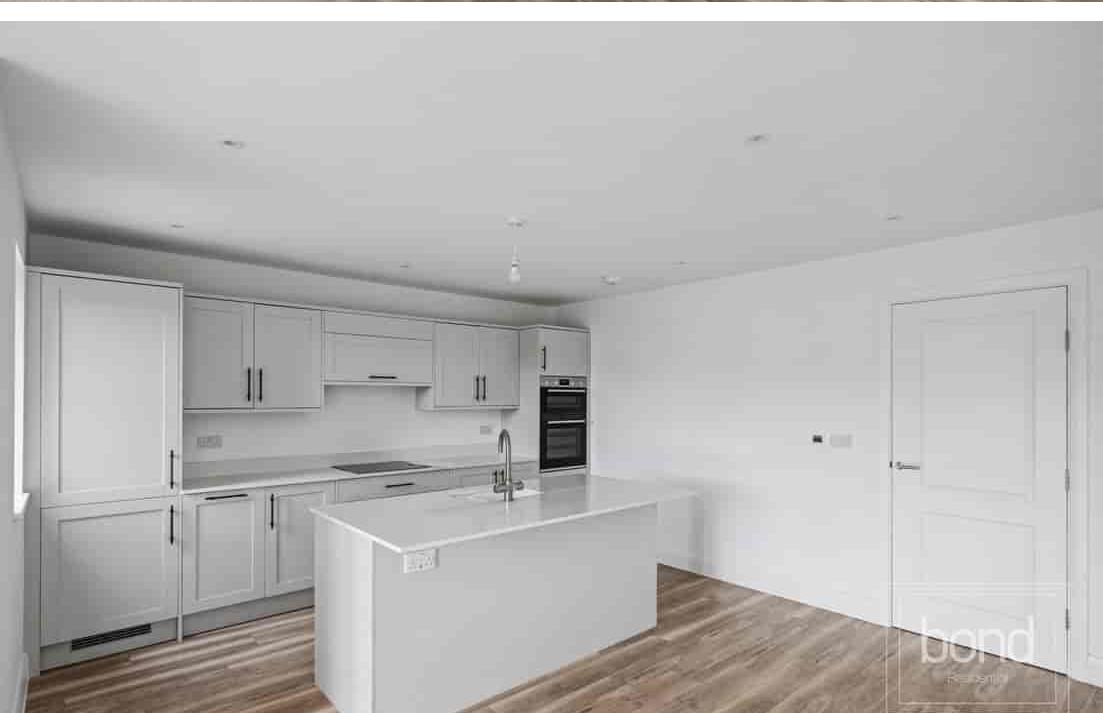
For day-to-day needs, local amenities in Rettendon and adjacent villages include traditional pubs, cafes, shops and recreation areas, with larger supermarkets, retail centres and leisure facilities available a short drive away in Chelmsford. Outdoor enthusiasts will also appreciate the close proximity to Hanningfield Reservoir and Waterside Park, offering lakeside and woodland walks, wildlife viewing, a children's play area and the popular Café on the Water — perfect for family outings or relaxing weekends.

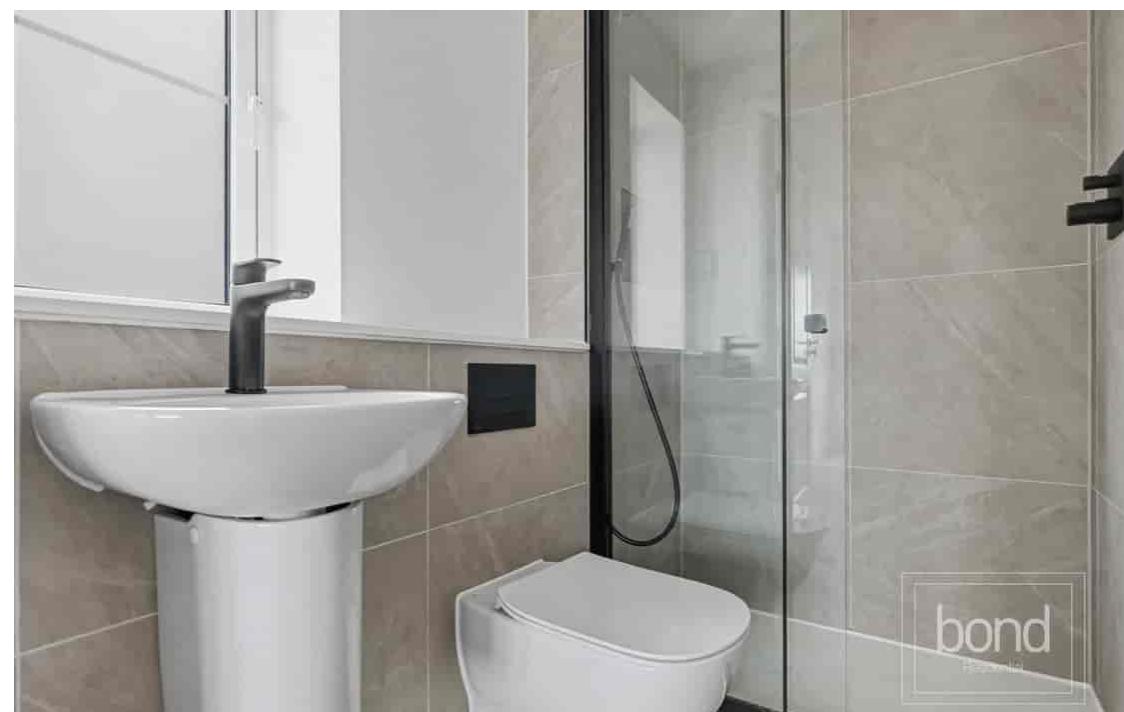
Commuters benefit from convenient transport links; regular bus services connect to Chelmsford and South Woodham Ferrers, whilst Wickford and Chelmsford rail stations provide efficient services into London Liverpool Street and beyond. Road connections are excellent too, with easy access to the A130 and A12, linking to the wider Essex region and the South East.

## SERVICES

Mains electricity and water. We are informed that the development is served by a private drainage system.

- Modern eco-conscious link detached family home
- Open plan kitchen/dining and family room
- Stylish kitchen with integrated appliances
- Premium bathrooms with designer sanitary ware
- Garage and driveway parking
- Three bedrooms and three bathrooms
- Separate sitting room
- Air source heat pump with underfloor heating and zonal controls
- Solar panels with battery charging capability
- No onward chain

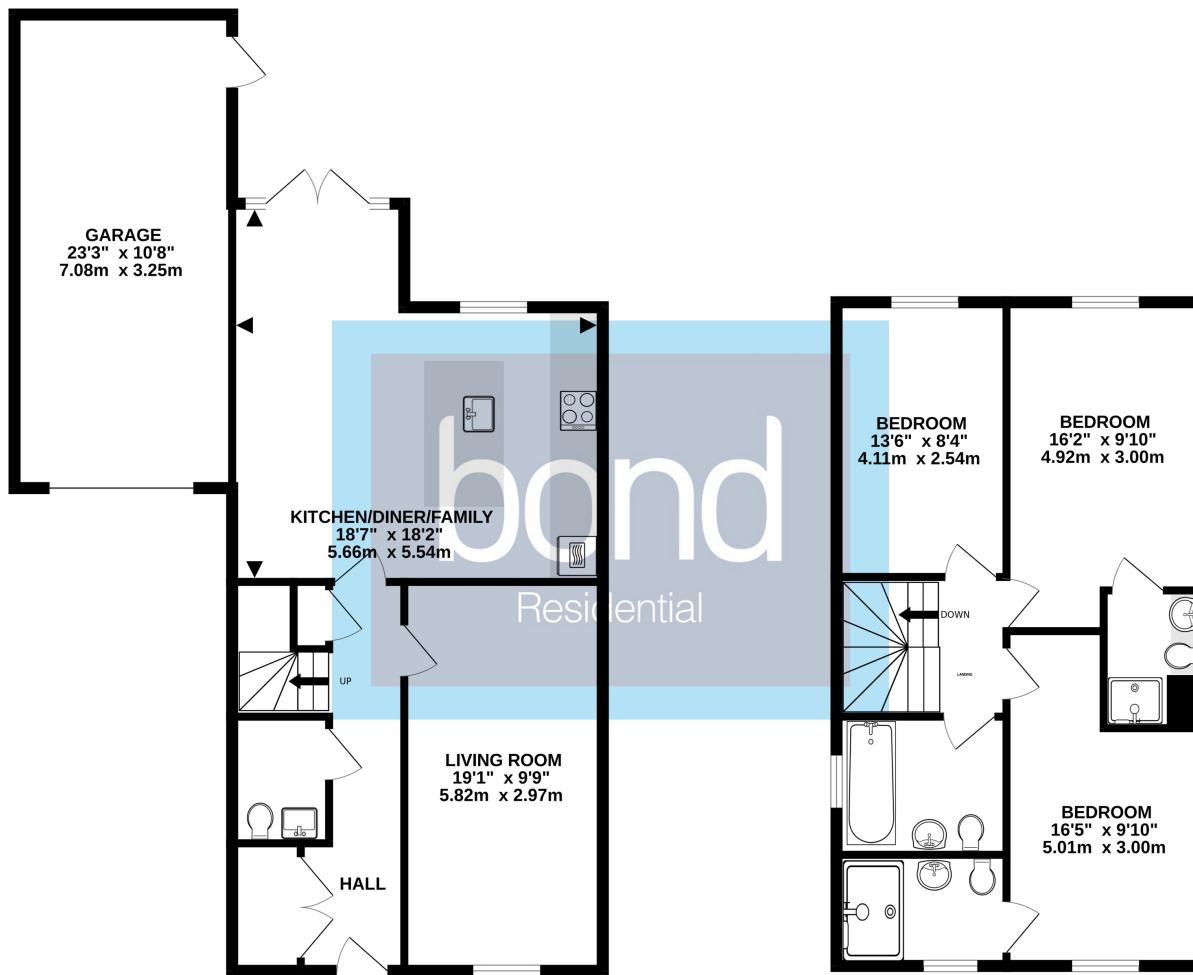






GROUND FLOOR  
883 sq.ft. (82.1 sq.m.) approx.

1ST FLOOR  
588 sq.ft. (54.6 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 fixtures shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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