



HAWTHORN CLOSE

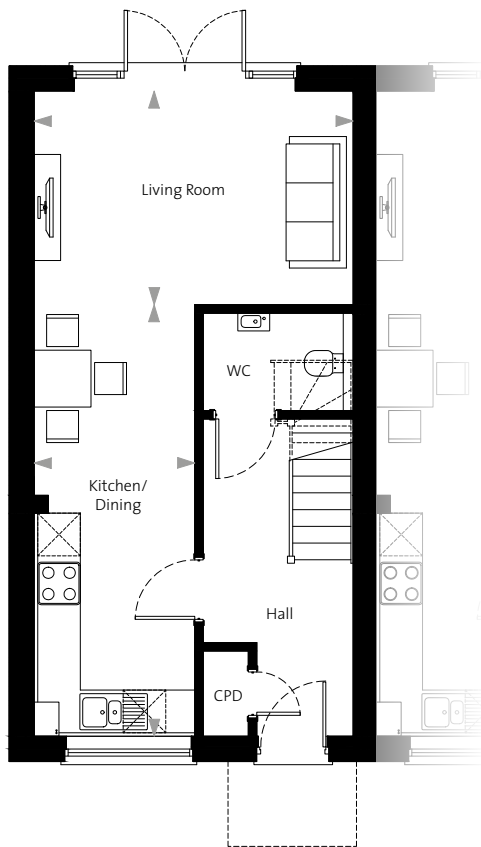
Bicknacre, Chelmsford CM3 4FQ

Plots 27 & 28 | Two bedroom homes | 877 sq ft (81.5 sq m) GIA*

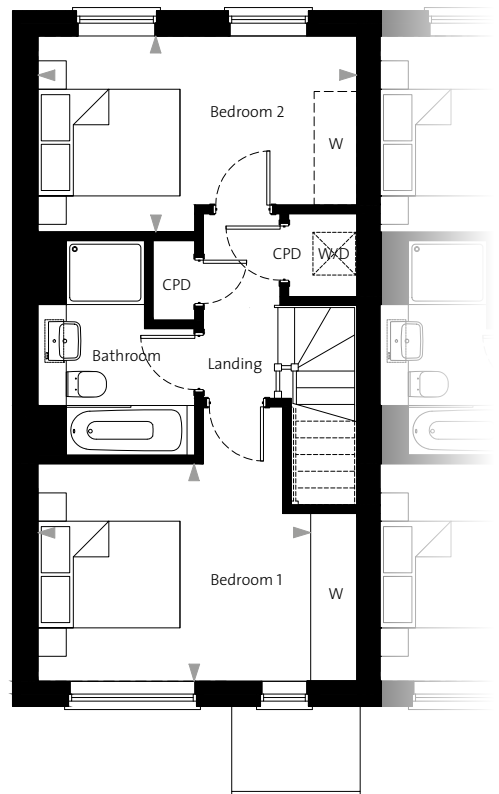


	metric (mm)	imperial
Kitchen/Dining	6072 x 2260	19' 11" x 7' 5"
Living Room	4489 x 3006	14' 9" x 9' 10"
Bedroom 1	3839 x 3060 (min)	11' 4" x 10' 0"
Bedroom 2	4489 x 2760 (max)	14' 9" x 9' 1"

Ground Floor



First Floor



*GIA - Gross internal area. Computer generated illustration is indicative. Floor plan shows Plot 27.

▲ 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. 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 hob
- 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
- 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 showers
- Chrome heated towel rails to bathrooms and en-suites
- Mirrored wall cabinet to bathrooms and en-suites including shaver sockets
- Full height tiling around bath and shower enclosures and half height on all other walls with sanitaryware where appropriate
- LED downlighters
- Choice of wall tiles*
- Amtico flooring throughout choice of colours*

Heating & Electrical

- Gas fired wet system underfloor heating to ground floor; compact radiators to first floor
- Combi boiler
- LED downlighters ground floor; pendants to first floor
- 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 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
- Shed
- Outside lights

Guarantee

- NHBC 10 year warranty

