



Hawthorn Close, Bicknacre, Chelmsford, CM3 4HD

 2  3  2

£470,000 Freehold

## ACCOMMODATION

This brand new semi detached family home comprises an entrance hall with Amtico flooring, cloakroom with contemporary white suite, Amtico flooring, living room, fitted kitchen/dining room with high quality shaker style units, Quartz work surfaces, built in appliances, Amtico flooring and double doors that overlook and lead to the rear garden. To the first floor there is a good size landing, master bedroom with fitted wardrobe and en suite shower room with contemporary white suite, Hansgrohe taps and showers and Amtico flooring, two further bedrooms and a family bathroom with contemporary white suite Hansgrohe taps and showers and Amtico flooring. Externally the property benefits from a driveway providing off road parking for two vehicles, electric car charger and south facing rear garden with paved patio and turfed garden.

## LOCATION

Poised right on the edge of the peaceful village of Bicknacre, surrounded by glorious Essex countryside, Hawthorn Close is a superb development of beautifully designed new homes. Cocooned within thick hedges, and with access to open green space at the rear of the site, it offers a choice of two, three and four bedroom homes.

An ancient archway, all that remains of the 12th century Bicknacre Priory... a petting farm, home to pygmy goats, alpacas and wallabies... two popular local hosteleries, The Brewers Arms and The White Swan, both serving excellent food... a stunning 19 acre woodland nature reserve, Thriftwood, where wildflowers and bird life flourish: the quiet village of Bicknacre is an ideal place to set down roots.

Everyday essentials are available in the local convenience store and post office, with nearby White Elm Garden Centre offering fresh fruit and vegetables, a thriving family butcher and a raft of other stores. Just a couple of miles away, Danbury boasts a wider range of shops and services, while Sainsbury's and Asda can be found at nearby South Woodham Ferrers. The area hosts a wide range of excellent restaurants and gastro-pubs – Bicknacre itself offers Chinese and Italian cuisine – and fresh seafood is the order of the day in the historic waterside market town of Maldon.

Just 8 miles down the road, the vibrant city of Chelmsford is packed with opportunities for sophisticated shopping, dining and entertainment. Two cinemas, a choice of theatres, galleries, museums and arts venues – not forgetting the city's own month-long festival – offer a range of things to see and do, while a number of sports and leisure centres provide access to all manner of activities. Football, rugby, cricket and tennis are available in Bicknacre's neighbouring towns and villages, while golfers will be in their element, with Bunsay Downs Golf Club and the charming Warren Estate both on the doorstep.

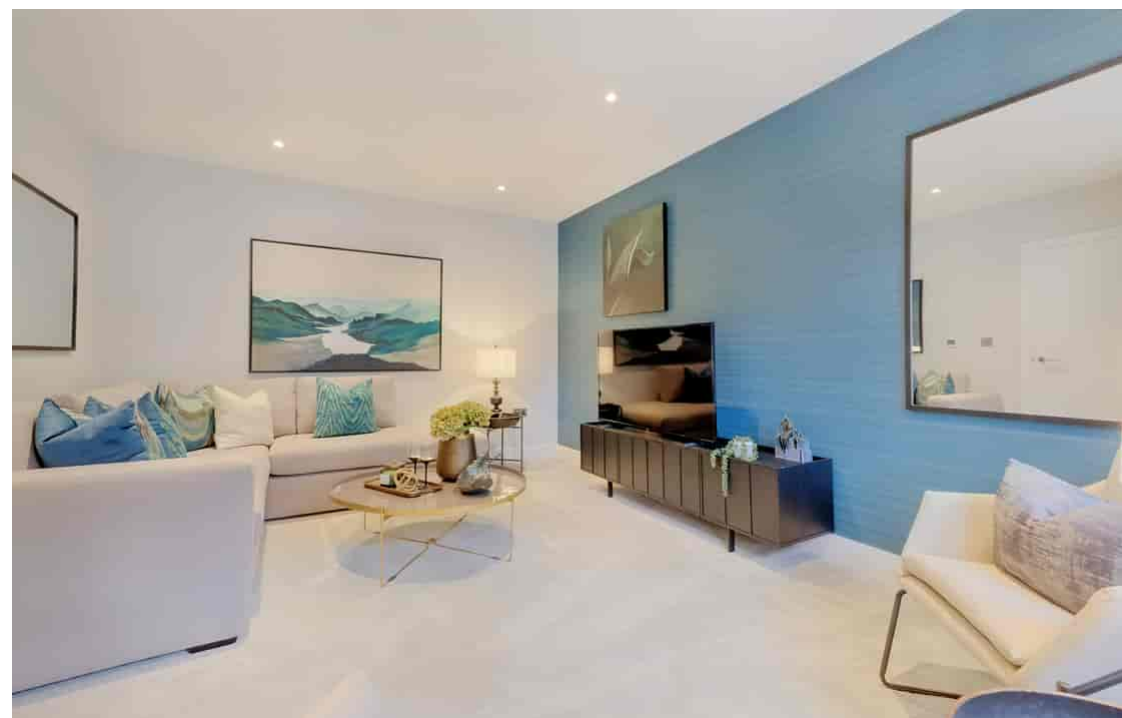
Nearby Hanningfield Waterside Park is widely considered one of the best trout fisheries in the UK. Of course, this is just one of the many nature reserves, parks and National Trust woodland and heathland available to explore in the area: Danbury Commons and Danbury Country Park are just a few miles away, with Nash Wood and Backwarden nature reserves offering alternatives to Bicknacre's own Thriftwood and Priory Fields. RHS Hyde Hall is just 2.5 miles away, while the Stowe Maries Great War Museum and Call of the Wild Zoo offer great days out for all the family. In addition, this is wine country, with Danbury Ridge Wine Estate on the doorstep and New Hall Vineyard open for tours and tastings.

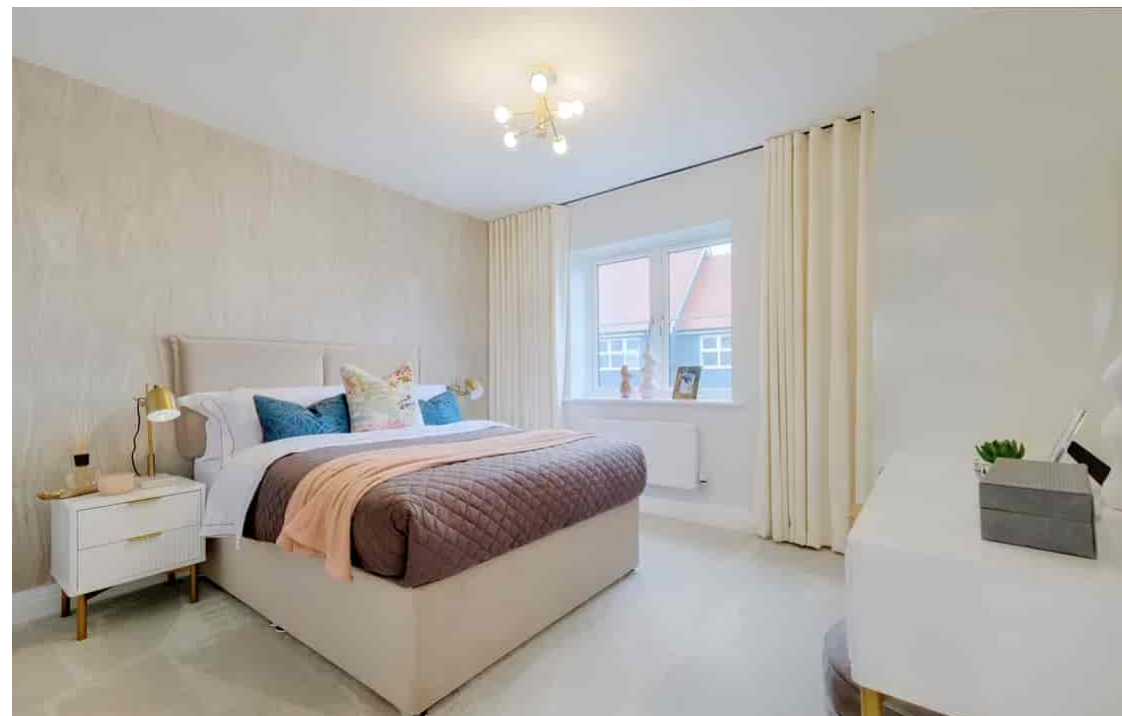
On a more practical note, Bicknacre has its own pre-school and primary school, rated Good by Ofsted, with a further choice in both Danbury and South Woodham Ferrers. There are also a number of schools for older children, the closest being the Sandon School and William de Ferrers School, both Good,\* while Chelmsford and the surrounding towns all offer more choice. The Memorial Village Hall hosts a wide range of activities, and annual events, such as the Country Fair and Dogshow – followed by a Barn Dance – which attracts the community.

## EPC RATING - B

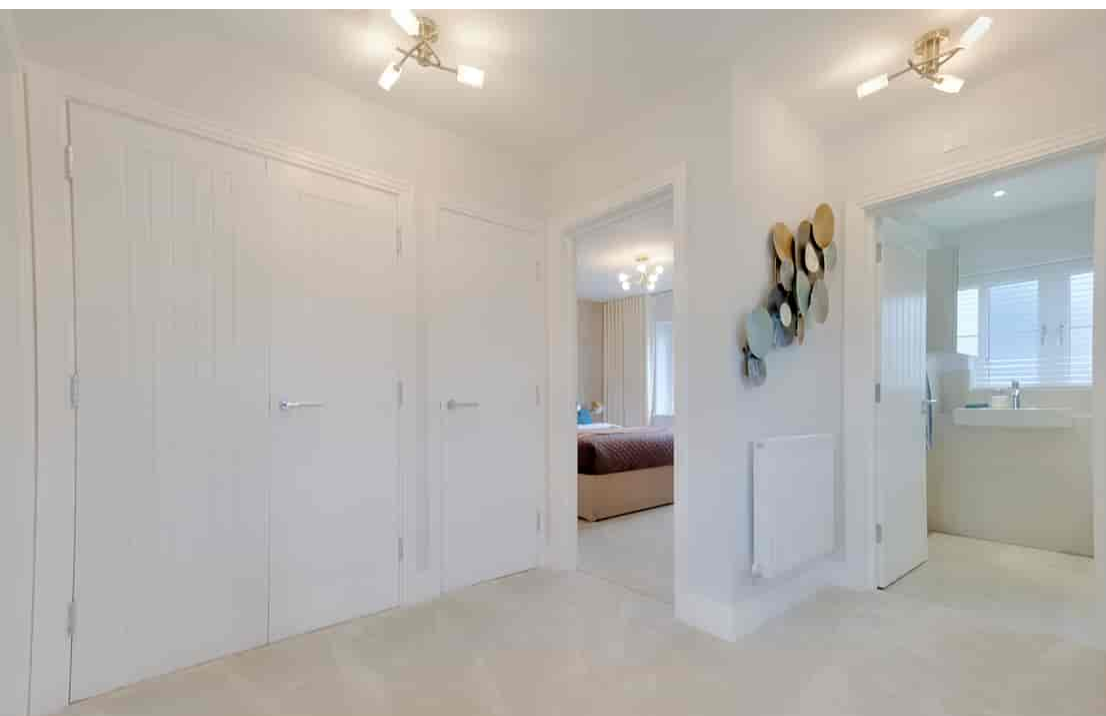
- Brand New Semi Detached Home
- Kitchen/Dining Room
- Master Bedroom With Fitted Wardrobe & En Suite
- South Facing Rear Garden
- High Specification Finish
- Living Room
- Three Bedrooms
- Family Bathroom With Contemporary White Suite
- Driveway With Parking For Two Vehicles
- EPC Rating B







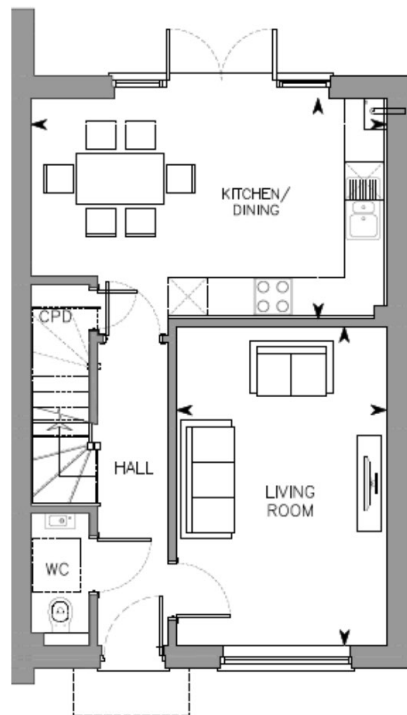




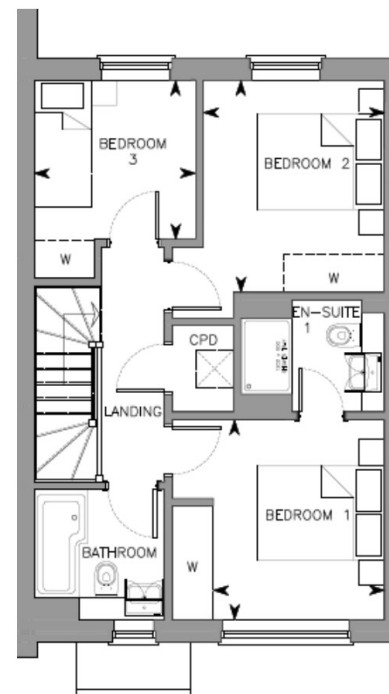


# HAWTHORN CLOSE

Bicknacre, Chelmsford CM3 4FQ



Ground Floor



First Floor

Living Room	10'9" x 16'3"	3.26m x 4.96m
Kitchen/Dining Room	18'2" x 11'3"	5.52m x 3.43m

Bedroom One	8'10" x 10'4"	2.70m x 3.16m
Bedroom Two	9'5" x 11'	2.86m x 3.34m
Bedroom Three	8'4" x 8'3" max	2.54m x 2.51m

▲ Indicates where dimensions have been taken from. Plans indicative only. Dimensions are intended for guidance only and may vary by + or - 76mm/3". W denotes wardrobe. ----- denotes wardrobe as an optional extra. CPD denotes cupboard. ES denotes en-suite.

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