



- Semi Rural Setting
- High Specification
- Large Garden
- Double Garage
- Resin Driveway
- Four Bedrooms
- 22ft Kitchen/Diner
- Field Views
- EV Charging Point
- Underfloor Heating

New Build 1, Primrose Hill, Wrabness, Manningtree, Essex. CO11 2TZ.

One of a pair of these exclusive and high specification New build homes in a tranquil setting overlooking fields and backing onto woodland. These spacious four bedroom homes offer stylish and charming accommodation over two floors, finished to a high standard including quartz worktops, Kettle hot tap, hotpoint appliances, Grant underfloor heating system, Photovoltaic panels, LVT flooring, resin driveway, EV charger and much more. Highlights include Ground floor cloakroom, kitchen/diner, living room, second reception room, large utility room, four bedrooms, en-suite to master, family bathroom, double garage, ample parking and large garden. 10 Year New build Warranty.



Property Details.

Ground Floor

Entrance Hall



LVT flooring with heating under, stairs to first floor with storage cupboard under and doors leading to.

Cloakroom

Obscure window to side, LVT flooring with heating under, enclosed cistern WC, vanity wash hand basin.

Second Reception Room

11' 11" x 10' 4" (3.63m x 3.15m) Box bay window to front, underfloor heating.

Lounge



15' 10" x 13' 0" (4.83m x 3.96m) Window to side, French doors with sidelights to rear, underfloor heating.

Kitchen/Diner



22' 4" x 14' 3" (6.81m x 4.34m) Window to front, French doors with sidelights to rear, LVT flooring with heating under, ample space for dining table and snug furniture. The kitchen is a contemporary range of handleless units with quartz worktops over, undermount one and a half bowl sinks, Kettle hot tap, integrated Hotpoint dishwasher, Hotpoint combination oven, Hotpoint fitted oven, Induction hob with Extractor over, pantry cupboard, breakfast bar with space for bar stools under, matching eye level units, pan drawers and under pelmet lighting.

Utility Room



9' 3" x 8' 3" (2.82m x 2.51m) Window to side, LVT flooring with heating under, door to garden, fitted boiler cupboard, fitted unit with quartz worktop over, undermount sink, space and plumbing for washing machine.

First Floor

First Floor Landing

Skylight window, storage cupboard and doors to:

Property Details.

Bedroom



15' 10" x 10' 4" (4.83m x 3.15m) Window to front with rolling countryside views, radiator, door to en-suite.

En-Suite



Velux window, shower enclosure, enclosed cistern WC, vanity wash hand basin, heated mirror and heated towel rail.

Bedroom

14' 3" x 11' 1" (4.34m x 3.38m) Window to rear, radiator.

Bedroom

14' 2" x 10' 10" (4.32m x 3.30m) Window to front with rolling countryside views, radiator.

Bedroom

12' 2" x 11' 6" (3.71m x 3.51m) Window to rear and radiator.

Bathroom



Skylight window, panel bath, corner shower enclosure, vanity wash hand basin, enclosed cistern WC, mirrored cabinet, heated towel rail.

Outside

Rear Garden



A generous rear garden backing on to woodland, enclosed by fencing, patio area and further side space leading back to the front of the property.

Driveway

A resin driveway offering ample off road parking with gated access to the rear garden and leading to detached garage.

Double Gargae

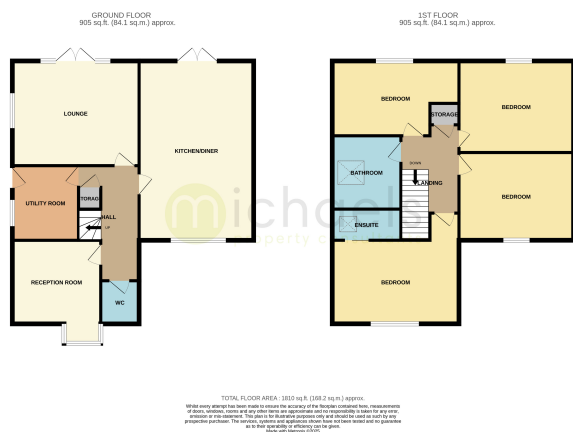
Power and light connected, EV charging point.

wrabness

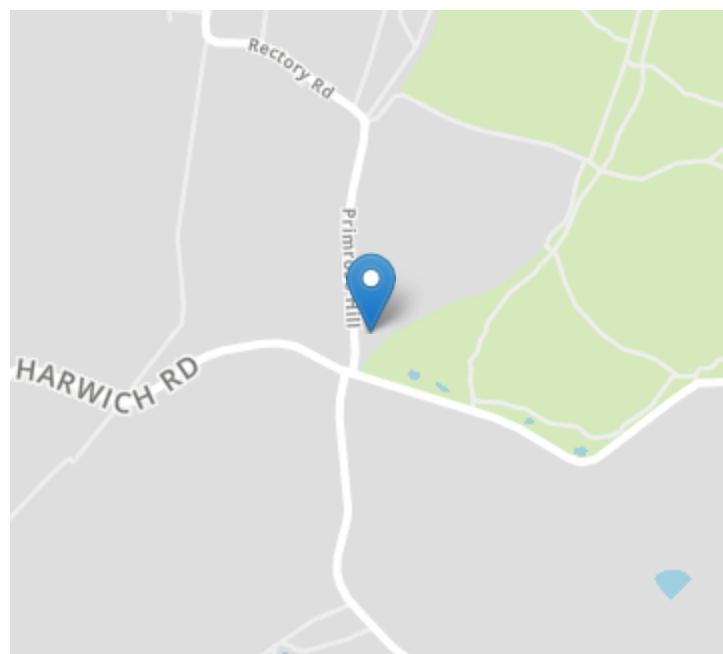
Wrabness provides a peaceful retreat while remaining well-connected to urban amenities with local train station near by.

Property Details.

Floorplans



Location



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.