



HAWTHORN CLOSE

Bicknacre, Chelmsford CM3 4FQ

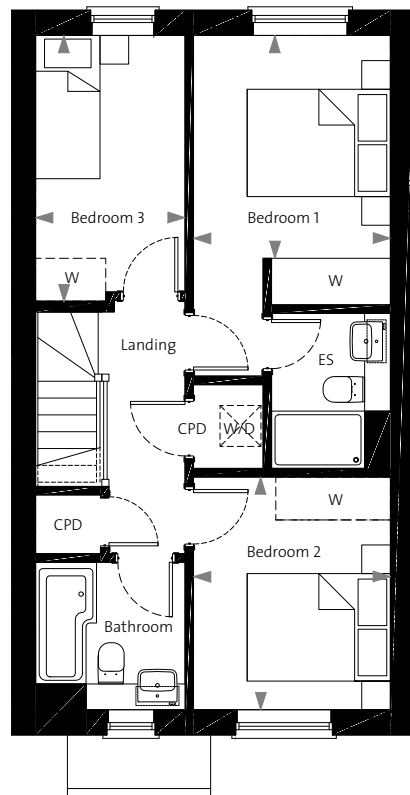
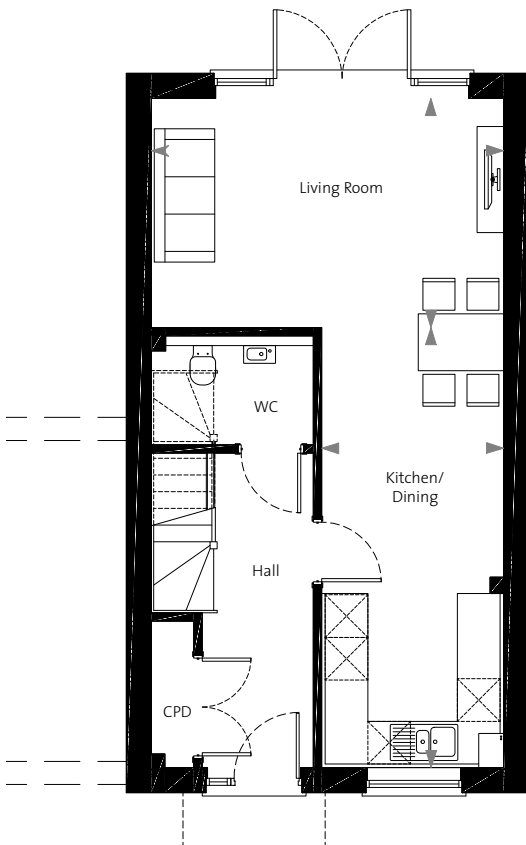
Plot 26 | Three bedroom home | 1,004 sq ft (93.3 sq m) GIA*



	metric (mm)	imperial
Kitchen/Dining	6191 x 2560	20' 4" x 8' 5"
Living Room	4955 x 3224	16' 3" x 10' 7"
Bedroom 1	3111 x 2749 (min)	10' 2" x 9' 0"
Bedroom 2	3250 x 2749	10' 8" x 9' 0"
Bedroom 3	3770 x 2087	12' 4" x 6' 10"

Ground Floor

First Floor



*GIA - Gross internal area. Computer generated illustration is indicative.

▲ 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 shower
- Chrome heated towel rail
- Mirrored wall cabinet including shaver socket
- Full height tiling around bath and shower enclosure 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 to 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

