



- New Home Warranty
- High Specification
- Attention To Detail
- Established Developer
- Village Lifestyle
- Garage And Parking
- Detached Home
- Hills Residential Development

57 Asterwood, School Road, Elmstead, Colchester, Essex. CO7 7ET.

Hills Residential have built these outstanding and beautifully stylish detached homes that have been designed with flexible living in mind, with natural light able to shine through every aspect of the house. The broad hallway gives access to an expansive dual-aspect living room, with glazed double doors looking out onto the rear garden. Meanwhile, the bright open plan kitchen/dining area includes the latest integrated appliances, a handy utility space with convenient outdoor access and ground floor cloakroom. Upstairs, the impressive principal bedroom is complemented by a luxurious En-suite shower room. there is also two further bedrooms and a stylish family bathroom.



Property Details.

The Details

Accommodation

Hall
Cloakroom
Kitchen / Dining 5.36m x 3.23m 17'7" x 10'7"
Living Room 5.36m x 3.23m 17'7" x 10'7"
Utility Room 2.09m x 1.70m 6'11" x 5'7"
Principal Bedroom 3.27m x 3.08m 10'9" x 10'1"
En-Suite
Bedroom Two 3.15m x 2.99m 10'4" x 9'10"
Bedroom Three 3.15m x 2.26m 10'4" x 7'5"
Family Bathroom
Garage And Parking

Specification

Individually designed kitchens
Choice of wall and base units with handleless design*
Choice of laminate worktop and upstands* (Stone as an extra)
choice of LVT plank flooring
Stainless steel sink
Bosch Appliances
4 & 5 ring induction hob
Glass splashback to hob
Chimney Cooker Hood
Fully integrated fridge/freezer
Fully integrated dishwashers
Quality Bathrooms WC En Suites
Choice of wall tiles to the En-suite and bathrooms in the required areas*
Choice of LVT plank flooring*
White gloss basin with vanity unit to the En-suite and bathrooms
Roca floor mounted back to wall toilet with soft close seat and concealed cistern
Roca Targa taps
Roca shower as shown on floorplans with silver/clear shower door
Bath as shown on the floorplans
Roca shower over bath (in the bathrooms only)
Chrome finish towel rail to En-suite and bathrooms
Heating, lighting & electrics
Compact style radiators with top and side grills
Brushed aluminium sockets to be provided on the ground floor and white plastic sockets to the first floor
Double sockets throughout with USB sockets provided to kitchen and bedrooms
Downlights provided as standard to hall, cloakroom, kitchen, utility, bathroom and En-suite with pendants elsewhere
Socket and light to loft.
Home Entertainment Communications
TV points to the living room, dining/family room and all bedrooms
Telephone points to the hall, living room and master bedroom
Finishing Details
Dulux Supermatt emulsion white to all walls and ceilings. Dulux Satinwood white to all woodwork
Internal doors are solid core with oak finish
Windows & French doors are white PVCU
Half glazed front doors
Wardrobes to principal bedroom
Turf & landscaped front gardens and seed to the rear
External tap provided to all homes
Security Peace Of Mind
Smoke alarm to each floor
Carbon monoxide alarm to all rooms with a concealed flue
Spur provided for future alarm fitting in hallway

Location