

FOR SALE

£550,000 Freehold



## Old Ivy Chimneys Plot 5, Hatfield Road, Witham, Essex, CM8 1EL

- EXCLUSIVE DEVELOPMENT OF JUST 11 DETACHED HOMES
- OPEN PLAN KITCHEN /DINING ROOM
- UNDER FLOOR HEATING TO THE GROUND FLOOR
- PARKING AND GARAGE
- EN-SUITE TO THE PRINCIPAL BEDROOM
- BEAUTIFULLY APPOINTED KITCHEN WITH INTEGRATED APPLIANCES
- LOUNGE WITH DOORS TO GARDEN
- HIGH SPECIFICATION
- 10 YEAR WARRANTY
- CONVENIENT FOR ACCESS TO TOWN CENTRE AND ROAD LINKS





## PROPERTY DESCRIPTION

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**\*\*STAMP DUTY PAID\*\***

Old Ivy Chimneys is an exclusive development of just 11 detached family homes and each being thoughtfully designed and built to an exceptional standard, boasting high end fixtures & fittings. These unique homes are positioned in a convenient location offering excellent transport links plus access to local amenities.

These family homes range from 4 bedrooms across two floors to 5 bedrooms across three floors and the first phase will be ready for occupation 2025.

The buyers have the option to choose the kitchen style from options the developer offers.





## ROOM DESCRIPTIONS

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### Kitchen

13' 4" x 17' 5" (4.06m x 5.31m)

### Dining Room

### Lounge

21' 7" x 10' 11" (6.58m x 3.33m)

### Internal Hall

Stairs up to first floor, understairs storage, underfloor heating controls, door to

### Cloakroom

### 1st Floor Landing

Window, radiator, storage cupboard

### Bedroom One

11' 8" x 9' 8" (3.56m x 2.95m)

### En-Suite

### Bedroom Two

11' 00" x 10' 09" (3.35m x 3.28m)

### Bedroom Three

10' 11" x 10' 04" (3.33m x 3.15m)

### Bedroom Four

10' 09" x 9' 03" (3.28m x 2.82m)

### Family Bathroom

### Garage

Electric roller door to front, door to rear, power and lighting.

### Garden

Front garden laid to lawn, rear garden patio, remainder laid to lawn.

### STAMP DUTY CONTRIBUTION

Please note that the stamp duty is offered to home movers only.

### Viewings

BY PRIOR APPOINTMENT WITH BALCH ESTATE AGENTS

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

### Estate Agents Act 1979 - Declaration Of Interest

UNDER THE ESTATE AGENTS ACT 1979, WE ARE MAKING YOU AWARE THAT THE DEVELOPER HAS A PERSONAL INTEREST WITH BALCH ESTATE AGENTS LTD

### Property Specifications

#### Kitchens

Neff integrated oven

Neff fridge freezer

Neff ceramic hob

Neff microwave

Inset sink with drainer

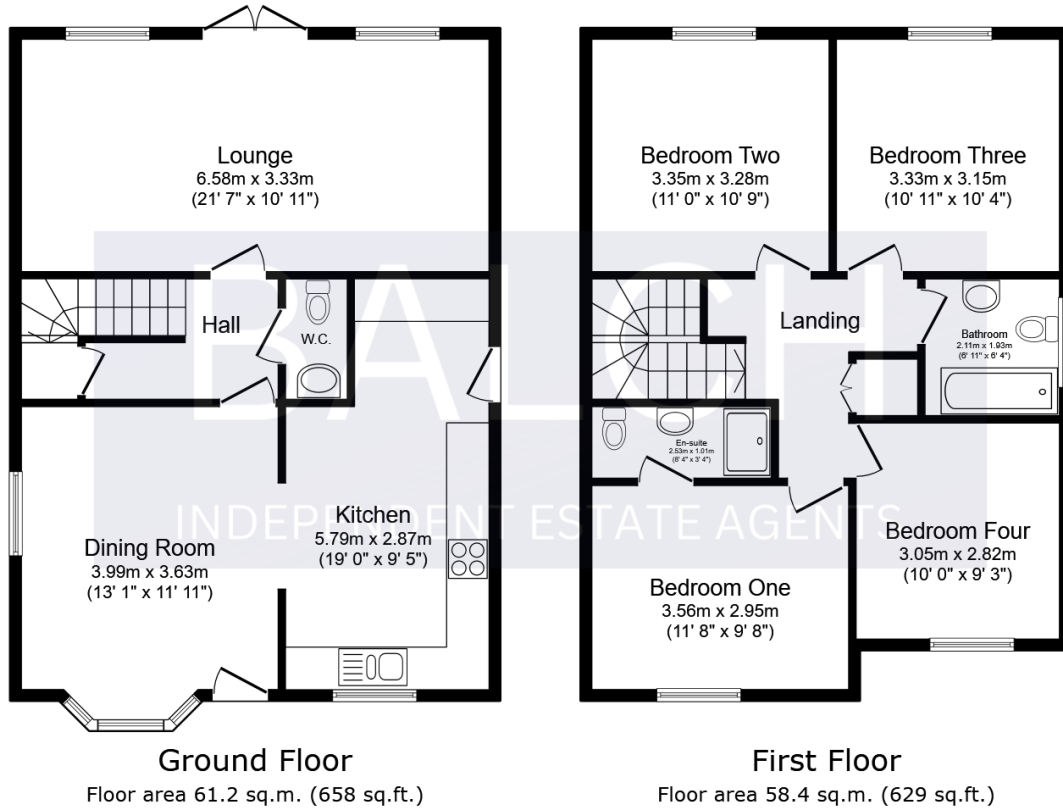
Quartz worktops with matching upstands

#### Bathroom

All white sanitary ware



# FLOORPLAN



Total floor area: 119.6 sq.m. (1,287 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)