

REDUCED

£525,000 Freehold



Old Ivy Chimneys Plot 4, Hatfield Road, Witham, Essex, CM8 1EL

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

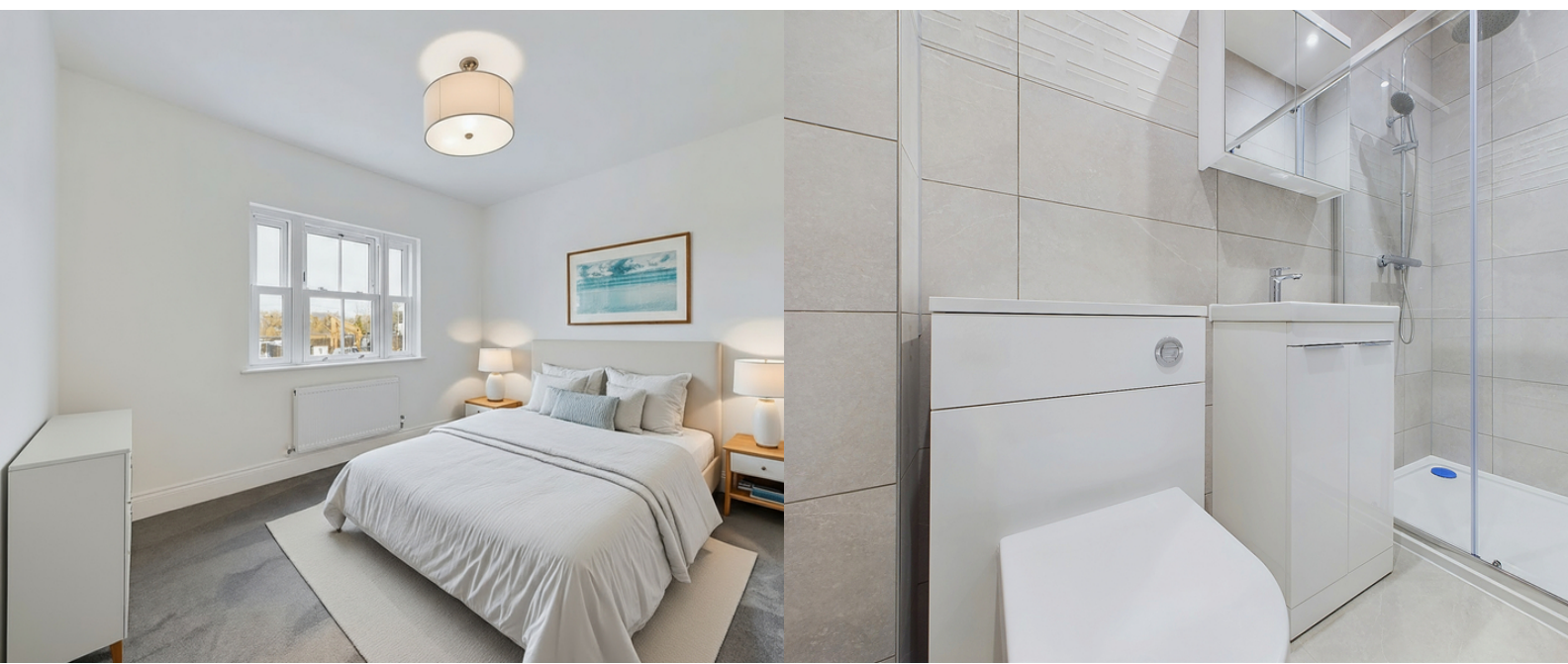


PROPERTY DESCRIPTION

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 offer



ROOM DESCRIPTIONS

Kitchen

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

Dinning Room

7' 10" x 13' 1" (2.39m x 3.99m)

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' 0" x 10' 09" (3.35m x 3.28m)

Bedroom Three

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

Bedroom Four

10' 0" x 9' 03" (3.05m x 2.82m)

Family Bathroom

Garage

Front and Rear Garden

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

Bathroom

- All white sanitary ware
- Ceramic tiling to shower/bath
- Vanity basin unit
- Ceramic tiled floor
- Chrome heated towel rail

Heating

- Underfloor heating to the ground floor
- Gas central heating
- Solar PV panels

Joinery and doors

- Light Oak faced internal doors
- OG skirtings and architraves
- Double glazed sash uPVC window frames and patio doors
- Security front door

Electrical

- Low energy downlighting to kitchen and bathroom
- Other rooms ceiling pendants
- Multi media points to lounge
- TV points to bedrooms
- Ample socket switches in white

External finishes

- Rear gardens mostly paved with some planting areas
- Front gardens

Additional information

- Build Zone 10 year warranty
- A rated energy efficiency

Council Tax Band - TBC

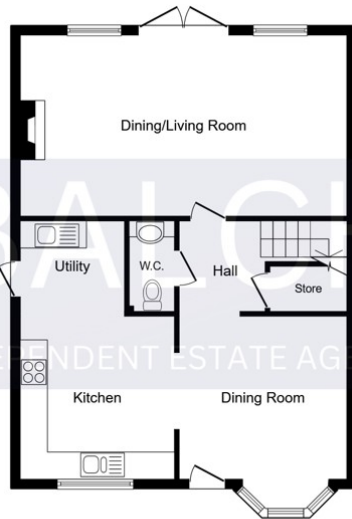
- Services - We understand that mains water, drainage and electricity are connected to the property.
- Tenure - Freehold
- EPC rating - TBC

Agents Note

The photos shown are of Plot 3 (the show home). -Choices are subject to build stage & availability.



FLOORPLAN



Floor Plan



Floor Plan