



- Hills Residential Development
- 10 Year Build Warranty
- Village Life
- Stylish & Contemporary
- Off Road Parking
- Stamp Duty Contributions Available

42 School Road, Elmstead, Colchester, Essex. CO7 7ET.

These traditionally-styled two-bedroom semi-detached homes offer an excellent use of space and light at every turn. Downstairs, the open plan living, dining and kitchen area provides a sophisticated area to eat, drink and relax, with a full range of quality branded appliances, premium surfaces and glazed double doors opening out onto the rear garden, ideal for the warmer months. The simple layout upstairs means both double bedrooms are spacious and light, with the principal bedroom enjoying enough space for furniture and plenty of natural illumination. The modern family bathroom is fitted with sleek contemporary sanitaryware, stylish tiling and complementary fittings. Sales suite and show homes available 7 days a week call for details.



Property Details.

Details

Measurements

Kitchen / Living 6.71m x 5.54m 22'0" x 18'1"

Principal Bedroom 5.54m x 2.97m 18'1" x 9'7"

Bedroom Two 3.64m x 3.03m 11'11" x 9'11"

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