



Queen Elizabeth Mews

• Elmstead Market •



A high-quality development of just five new bungalows in
the award-winning village of Elmstead Market, Essex

A **Rusden Ltd** project built by
Vaughan & Blyth (Construction) Limited.

Within touching distance of Colchester, the coast and the beating heart of Essex, Queen Elizabeth Mews is an attractive development where attention to detail is evident at every turn, it's somewhere you can come home to peace, privacy and a very high quality of living.



Indicative computer generated image shows Plots One to Five from left-to-right. The materials and surroundings may vary.

Welcome.

Welcome to an elegant collection of detached three bedroom bungalows which have been crafted to combine the finest aspects of modern design, contemporary energy efficiency, and traditional quality craftsmanship.

Inside every bungalow, you'll find beautifully-planned spaces fitted with premium surfaces and an upmarket selection of fixtures and fittings. Luxury Shaker style kitchens, generous living areas and sleek bathrooms are complemented by an abundance of natural light, making them spaces you'll love to spend time in.

Award-winning Elmstead Market is a village enjoying a prime location on the outskirts of desirable Colchester, and Queen Elizabeth Mews enjoys easy access to a wealth of nearby amenities – as well as excellent connections to the Tendring Peninsula and rest the Essex via the A133, A12 and A120.

This, coupled with mainline train services into Shenfield, Stratford and London Liverpool Street, from the various nearby stations makes it an ideal choice for those who are seeking a well-connected haven in this sought-after part of Essex.





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Plot 1

Three Bedrooms
124.36 sqm/1338 sqft

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Plot 2

Three Bedrooms
105.94 sqm/1140 sqft

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Plot 3

Three Bedrooms
105.94 sqm/1140 sqft

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Plot 4

Three Bedrooms
93.4 sqm/1005 sqft

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Plot 5

Three Bedrooms
93.4 sqm/1005 sqft

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Whilst the computer generated development layout shown has been prepared for the assistance of the prospective purchaser, the information is preliminary and for guidance purposes only. All planting and landscaping shown within computer generated imagery is indicative only and may vary as construction takes effect. Please speak to the sales agents for further information. Ground levels and other variations are not shown. Suggested north position, hard and soft landscaping and similar details are indicative only and may vary from what is shown – purchasers should satisfy themselves such information is correct and can ask our sales agents to view the detailed architects site drawings for full and accurate details.

Plot 1



Detached three bedroom bungalow with garage and parking.

This impressive bungalow has been designed to make the most of space and light throughout, with both the living room and large kitchen/dining area opening out onto the patio through glazed bi-folding doors. While the living room is the perfect space for relaxing evenings, the beautiful kitchen is the heart of the home with sleek surfaces, integrated appliances and a convenient adjacent utility room with outdoor access. There are three generous bedrooms – with the master complemented by it's own elegant en-suite shower room – and a fully-appointed family bathroom.

Measurements

| | | |
|----------------|---------------|---------------|
| Kitchen | 5.10m x 4.20m | 16'9" x 13'9" |
| Utility Room | 2.80m x 1.80m | 9'2" x 5'11" |
| Living Room | 5.10m x 4.00m | 16'9" x 13'1" |
| Master Bedroom | 4.47m x 4.20m | 14'8" x 13'9" |
| En-Suite | 2.80m x 1.43m | 9'2" x 4'8" |
| Bedroom Two | 4.50m x 3.40m | 14'9" x 11'2" |
| Bedroom Three | 3.70m x 3.10m | 12'2" x 10'2" |
| Bathroom | 3.10m x 2.62m | 10'2" x 8'7" |



124.36 sqm (1338 sqft)

Approximate gross internal floor area.



► Indicates where approximate measurements are taken from.

AC Airing Cupboard C Cupboard En. En-Suite

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Plots 2 & 3



Detached three bedroom bungalow with garage and parking.

These quality three bedroom detached bungalows provide light-filled spaces throughout, with both the dual-aspect living room and well-appointed kitchen opening out onto the patio and rear garden through glazed bi-folding doors. The living room is perfect for unwinding, while the kitchen offers plenty of room and a superb range of quality integrated appliances. There are three well-proportioned bedrooms, with the master having its own elegant en-suite shower room. A contemporary bathroom and a detached garage complete these impressive bungalows.

Measurements

| | | |
|----------------|---------------|----------------|
| Kitchen | 4.77m x 3.80m | 15'8" x 12'6" |
| Living Room | 5.90m x 5.05m | 19'4" x 16'7" |
| Master Bedroom | 5.07m x 3.60m | 16'8" x 11'10" |
| En-Suite | 2.70m x 1.23m | 8'10" x 4'0" |
| Bedroom Two | 3.70m x 3.00m | 12'2" x 9'10" |
| Bedroom Three | 3.60m x 3.20m | 11'10" x 10'6" |
| Bathroom | 2.50m x 1.67m | 8'2" x 5'6" |



105.94 sqm (1140 sqft)

Approximate gross internal floor area.



► Indicates where approximate measurements are taken from.

AC Airing Cupboard C Cupboard En. En-Suite

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Plots 4 & 5



Detached three bedroom bungalow with garage and parking.

These well-planned new bungalows perfectly marry a traditional aesthetic with a comfortable contemporary layout. The good-sized living room allows plenty of space for relaxation – and enjoys feature glazed bi-folding doors that open-out onto the patio and rear garden, while the premium kitchen brings a dash of luxury to your everyday necessities. A generous master bedroom is complemented by it's own en-suite shower room, there are two further well-proportioned double-bedrooms and a family bathroom appointed with designer sanitaryware.

Measurements

| | | |
|----------------|---------------|----------------|
| Kitchen | 4.10m x 3.10m | 13'5" x 10'2" |
| Living Room | 5.30m x 4.00m | 17'5" x 13'2" |
| Master Bedroom | 4.00m x 3.99m | 13'2" x 13'1" |
| En-Suite | 2.60m x 1.23m | 8'6" x 4'0" |
| Bedroom Two | 3.62m x 3.10m | 11'11" x 10'2" |
| Bedroom Three | 2.87m x 2.80m | 9'5" x 9'2" |
| Bathroom | 2.40m x 1.85m | 7'10" x 6'1" |



93.4 sqm (1005 sqft)

Approximate gross internal floor area.



► Indicates where approximate measurements are taken from.

AC Airing Cupboard C Cupboard En. En-Suite

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Timeless New Homes.

Well-known for building new developments of the highest standard in carefully chosen locations – with thoughtfully-selected specifications, attention to detail and modern energy-efficiency inherent within our plans – we continuously produce exceptional homes that you and your family can enjoy for many years to come.



Each new home at Queen Elizabeth Mews comes with a 10-year NHBC warranty – one of the market leading warranty providers. For more information visit www.nhbc.co.uk. Specific items within the properties have individual manufacturers warranties. Please refer to the various manuals provided upon completion for further details.



Please note. Specifications listed correct and as intended at time of print. Internal images are from previous Vaughan & Blyth developments and is for indicative purposes only.

Kitchens and Utility Rooms

All kitchens enjoy a full compliment of NEFF appliances throughout to include double-oven, induction hob, stainless steel extractor, integrated dishwasher, washing machine and fridge/freezer.

Plots Two to Five – As standard :

Quality Shaker style kitchens with Duropal work surfaces and matching up-stands as standard. Top mounted stainless steel sinks and feature coloured glass splash-back to hob areas.

Plot One – Upgraded Showhome :

Quality Shaker style kitchen with Silestone work surface and matching up-stand as well as an under-mounted stainless steel sink and feature coloured glass splash-back to hob area.

Plot One also has a separate utility room with Duropal worktop and space provided for washing machine and tumble dryer.

Bathrooms & En-Suites

All bathrooms and en-suites are fitted with high quality white sanitaryware by Roca with Chrome taps. En-suites will have white vanity units. Both rooms will be half-tiled with full height tiling to shower cubicles. High quality low profile Merlyn shower enclosures are matched with Aqualisa control valves and taps to give a contemporary yet traditional feel.

Decorations and Finishes

Suffolk style oak internal doors are paired with chrome contemporary handles which together with white painted architrave door surrounds give a traditional feel. Simple white skirting boards complete the look. Ceilings are flat plastered and painted white, whilst walls are painted in 'White Mist' vinyl matt.

Floor Coverings

Entrance Hallways, kitchens, bathrooms and en-suites will all be ceramic tiled with customer choice (subject to build programme). Bedrooms & living rooms will be carpeted with a customer choice from our standard range (single colour throughout).

Electrics

BT fibre optic broadband will be connected to each property. CAT 6 internal cabling will be used internally for telephone and computer use.

Recessed LED down-lighters feature in kitchens, bathrooms and en-suites. Under pelmet lights will add ambience to the kitchens. Elsewhere most rooms will have a single pendant light fitting with low energy lamps.

A generous amount of double power sockets will be provided together with TV points in principle rooms. All TV points will be cabled to a central point in the loft where power and light will be provided for customers convenience/own aerial installation.

Smoke detectors are fitted to kitchens and hallways for safety and burglar alarms are fitted as standard.

Plumbing & Heating

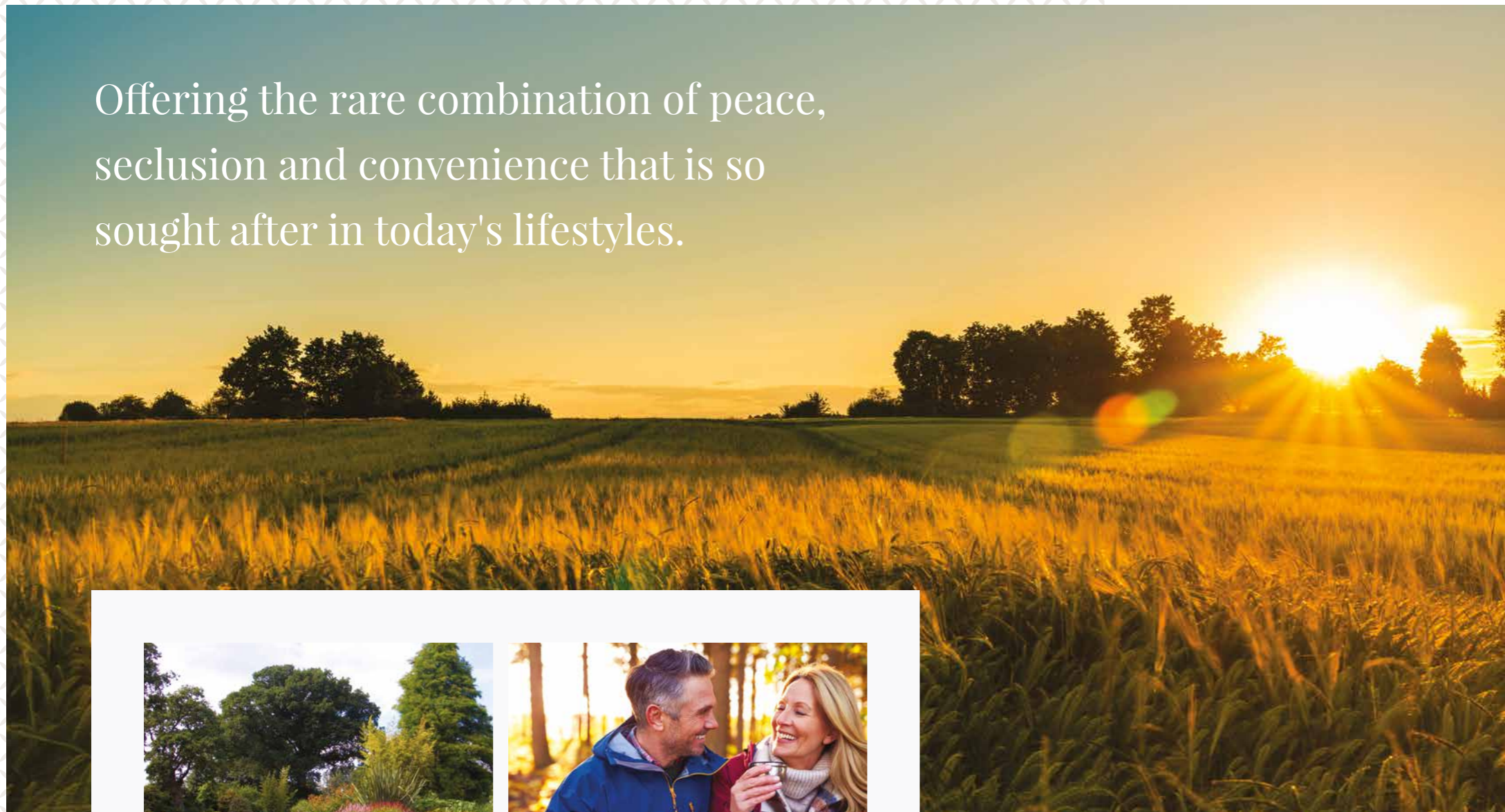
Underfloor 'Wet System' heating is provided through 'Air Source Heat Pumps' which together with high levels of floor, wall and loft insulation lead to a highly efficient modern home. Additional chrome towel rails within bathrooms and en-suites provide extra comfort.

External Finishes

A selection of facing bricks from Weinberger such as Kansas & Reno are matched with Marley Eternit Mendip pantiles in either Old English Dark Red or Smooth Brown. Plots Two and Four also have elevations with feature Hardiplank coloured boarding. All windows, soffits and fascias are White UPVC for ease of customer care and maintenance. Homes feature coloured composite front doors.

Generous patios and paths of Indian sandstone give a traditional feel and all lawns are turfed.

Offering the rare combination of peace, seclusion and convenience that is so sought after in today's lifestyles.



Location.

Occupying a choice position just a short distance from central Colchester, Elmstead Market enjoys easy access to all the shops, leisure options and superb travel connections of a bustling location while maintaining a peaceful, genteel atmosphere all of its own.

As a winner of the 'Anglia In Bloom Award' in the past, Elmstead is known locally for its attractive public spaces and floral border displays – but it also offers all the conveniences you might need on a day-to-day basis. At the heart of the village, Budgens is perfect for regular groceries, necessities and a good selection of quality beers and fine wines.

The village is also home to a petrol station and convenience store, a community centre, well performing primary school, cricket club, fish and chip shop and one of the most highly rated Indian Restaurants in the area ; The Spice.

For a much larger selection of amenities, Colchester's centre is around 10 minutes' away by car and offers an excellent choice of shopping, recreation and entertainment opportunities.

Large supermarkets such as Waitrose, Tesco and Aldi, on the outskirts of town, are all ideal for essential grocery shopping, while the centre itself offers a mixture of high street brands and independent shops, alongside fashionable boutiques, luxury department stores – like Fenwick – and a traditional street market selling specialist items and fresh local produce.

This sought-after location is also within comfortable reach of waterfront highlights such as Wivenhoe and Brightlingsea on the Colne Estuary, and Clacton, Walton and Frinton on Essex's Famous 'Sunshine Coastline'.

The perfect place
to slow down whilst
being within easy
reach of town.

To find the development use
the SatNav postcode
CO7 7DD



Queen Elizabeth Mews, Clacton Road, Elmstead, Colchester

| | | | |
|---------------------------------------|-----------|------------------------------------|------------|
| Budgens Store (Elmstead) | 0.5 Miles | Waitrose Superstore (Colchester) | 4.2 Miles |
| Elmstead Primary School | 1.0 Mile | Leisure World (Leisure Club) | 5 Miles |
| Mitchells Farm Shop | 1.5 Miles | Colchester 🚗 | 6.0 Miles |
| Alresford 🚗 | 2.5 Miles | David Lloyd (Leisure Club) | 7.5 Miles |
| Wivenhoe 🚗 | 3.5 Miles | Clacton-on-Sea | 10.5 Miles |
| Tesco Superstore (Hythe Colchester) | 3.5 Miles | Frinton-on-Sea | 11.5 Miles |
| Gt Bentley 🚗 | 4.0 Miles | Harwich and Dovercourt | 13.5 Miles |



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A Rusden Ltd project built by Vaughan & Blyth (Construction) Limited



"In fifty years we have established an enviable reputation for high standards of design, traditional construction and exceptional attention to detail."

For further information please call **01206 791660** or visit vbhomes.co.uk
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