

FOR SALE

£550,000 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

****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

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

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
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

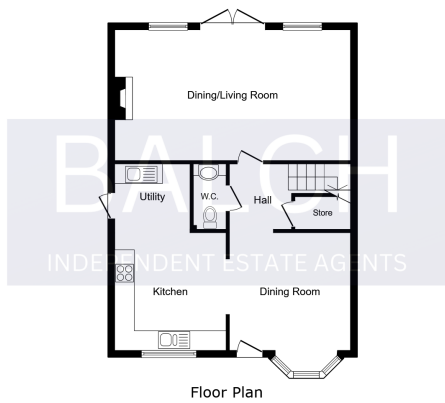
Council Tax Band - TBC
Services - We understand that mains water, drainage and electricity are connected to the property.
Tenure - Freehold
EPC rating - TBC

Agents Note

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



FLOORPLAN



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.co.uk



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