



HAWTHORN CLOSE

Bicknacre, Chelmsford CM3 4FQ

Plots 3, 8, 11 & 14 | Four bedroom homes | 1,718 sq ft (159.7 sq m) GIA*

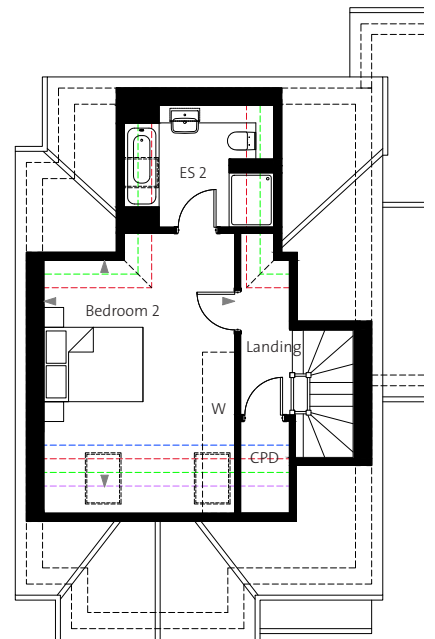
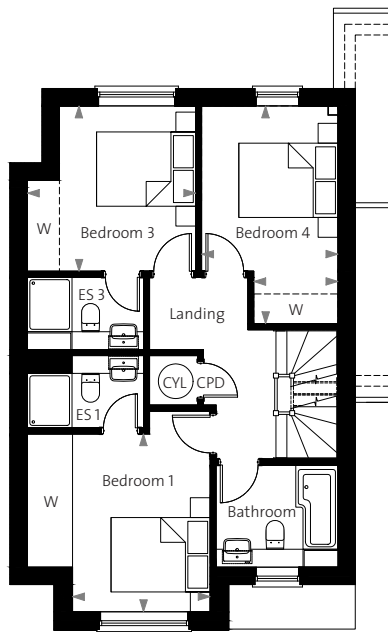
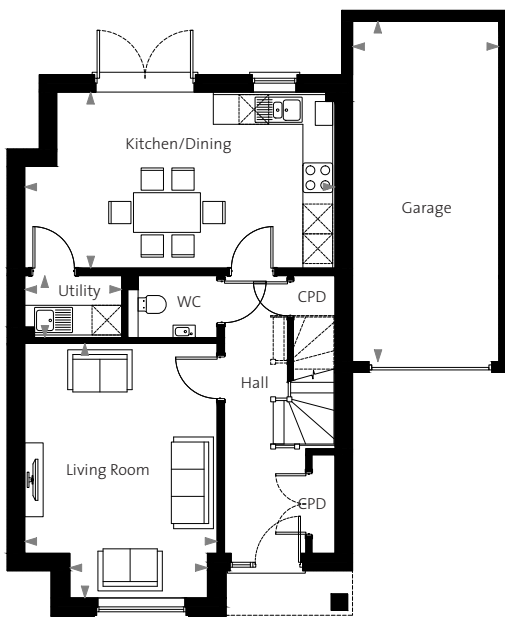


	metric (mm)	imperial
Kitchen/Dining	6265 x 3550 (max)	20' 7" x 11' 8" (max)
Living Room	5135 x 3884	16' 10" x 12' 9"
narrowing to	5135 x 2778	16' 10" x 9' 11"
Utility	1960 x 1249	6' 5" x 4' 1"
Garage	6870 x 2954	22' 6" x 9' 8"
Bedroom 1	3590 x 2778 (min)	11' 9" x 9' 1" (min)
Bedroom 2	5100 (min) x 3852	16' 9" (min) x 12' 8"
Bedroom 3	3396 x 3336 (max)	11' 2" x 10' 11" (max)
Bedroom 4	4393 x 2750	14' 5" x 9' 0"
narrowing to	4393 x 1699	14' 5" x 6' 7"

Ground Floor

First Floor

Second Floor



REDUCED CEILING HEIGHTS: 1500mm (dashed purple), 1800mm (dashed green), 2100mm (dashed red), 2400mm (dashed blue)

*GIA - Gross internal area. CGI and floor plan of Plot 3, please refer to sales consultant for garage location on Plots 8, 11 & 14.

▲ Indicates where dimensions have been taken from. Plans indicative only. Dimensions are intended for guidance only and may vary by + or - 76mm/3". Please refer to sales representative for final details. W denotes wardrobe. ----- denotes wardrobe as an optional extra. CPD denotes cupboard. ES denotes en-suite. CYL denotes cylinder.



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Specification

Kitchen & Utility

- High quality kitchen furniture in choice of colours*
- Quartz worktops and upstand in kitchen; laminate in utility
- Glass splashback behind oven
- Under cabinet LED lighting
- Soft close doors and drawers
- Integrated cutlery drawer in kitchen
- 1.5 bowl under mounted sink in kitchen; single bowl in utility
- Amtico flooring in choice of colours throughout kitchen/dining room and utility*

Appliances

- Integrated single multifunction oven
- Integrated microwave
- Black glass induction hob
- Integrated extractor hood
- Integrated dishwasher
- Integrated fridge/freezer 70/30 split
- Freestanding washer/dryer in utility

Bathroom & En-suites

- White sanitaryware with Hansgrohe taps and shower
- Chrome heated towel rail
- Mirrored wall cabinet including shaver socket
- Full height tiling around bath and shower enclosure and half height on all other walls with sanitaryware where appropriate
- LED downlighters
- Choice of wall tiles*
- Amtico flooring throughout in choice of colours*

Heating & Electrical

- Gas fired wet system underfloor heating to ground floor; compact radiators to all other floors
- LED downlighters to ground floor; pendants to all other floors
- Brushed chrome sockets throughout ground floor, excluding cupboards; white in all other rooms
- TV points in kitchen/dining room, living room and bedrooms
- TV/SAT distribution system
- Fibre broadband available (subject to connection by homeowner)
- BT points in kitchen/dining room and living room
- USB & USB-C sockets in kitchen/dining room, living room and bedrooms

Hallway

- Amtico flooring in choice of colours* with matwell

Internal

- Dark grey contemporary front door with brushed chrome ironmongery and door bell
- White painted internal doors with brushed chrome handles
- All walls painted with Dulux paint: colour goose down
- Fitted wardrobes to bedroom one
- White UPVC windows with chrome handles

External

- Electric car charger
- Front and rear outside tap
- Rear double power socket
- Paved patio with turfed garden
- Garage
- Outside lights

Guarantee

- NHBC 10 year warranty

