



- Beautiful 3/4 Bedroom Detached Home
- Currently Under Construction To An Exceptional Standard
- Traditional Build Methods Combined With Contemporary Living
- Spacious Living Room With French Doors To Rear
- Fabulous Kitchen/Diner Also With French Doors
- Utility Room
- Large Fourth Bedroom/Dining Room
- Ground Floor Shower Room
- Three Generous First Floor Bedrooms
- Call to view 01376 337400 
- Luxury En-Suite & Family Bathroom

## Bell Hill Cottage, 128a Bell Hill, Main Road, Danbury, Chelmsford, Essex. CM3 4DT.

An extremely rare opportunity has arisen to purchase this truly beautiful 3/4 bedroom detached property, currently being constructed in the heart of Danbury by reputable local developers to an exceptional standard, using traditional build methods to create the perfect combination of both charm and contemporary living. This strikingly attractive 'cottage style' home will feature an array of spacious and flexible accommodation, making the perfect home for a growing family or those wishing to downsize - With a large fourth bedroom/dining room on the ground floor lying adjacent to a double shower room. Further ground floor accommodation comprises of an impressive reception hall, a sizeable living room with French doors opening out to the rear garden, utility room and a fabulous dual aspect kitchen/diner - Also with French doors opening to the rear.



purchasers the superb opportunity of having their own input into personal touches such as flooring, tiling, kitchen units, colour schemes etc (subject to pre-set budgets) - Tailoring the home to their very own needs.

The property will also be completed with a full 10 year new home warranty.

Reservations can now be taken and with property in this sought after area in short supply, particularly new homes, we would urge early enquiries to avoid much disappointment.



# Property Details.

## Ground Floor

### Reception Hall

An impressive space to be laid with Karndean (or similar) flooring, with radiator, loft hatch, turning staircase to first floor with storage cupboard under, inset spotlights, doors to:

### Bedroom Four/Dining Room

17' 0" x 9' 5" (5.18m x 2.87m) To be laid with luxury carpets, with radiator, double glazed sash window to front.

### Shower Room

To be laid with Karndean (or similar) flooring, with a luxury white suite comprising of low level WC, vanity hand wash basin and walk in double shower cubicle with inset drench shower, small double glazed window to side aspect, inset LED spotlights, extractor fan, chrome heated towel rail.

### Living Room

17' 0" x 11' 0" (5.18m x 3.35m) To be laid with luxury carpets, with radiator, double glazed French doors to rear, telephone, television and sky + points.

### Kitchen/Diner

17' 0" x 11' 0" (5.18m x 3.35m) To be laid with Karndean flooring (or similar), with a range of high quality fitted base and eye level units, working surfaces to side and matching up-stands, with built in electric oven and gas hob with extractor hood above, built in fridge/freezer and dishwasher, double glazed sash window to front, further double glazed window to side, double glazed French doors to rear, inset LED spotlights, door to:

### Utility Room

To be laid with Karndean flooring (or similar), with further fitted base and eye level units with working surfaces to side and matching up-stands, inset sink unit, built in dishwasher, double glazed door to rear.

## First Floor

### Landing

Loft hatch, airing cupboard housing gas combi boiler, doors to:

### Master Bedroom

13' 0" x 9' 8" (3.96m x 2.95m) To be laid with luxury carpets, with radiator, double glazed sash window to front, door to:

### En-Suite

To be laid with Karndean (or similar) flooring, with a luxury white suite comprising of low level WC, vanity hand wash basin and walk in double shower cubicle with inset drench shower, inset LED spotlights, extractor fan, chrome heated towel rail.

### Bedroom Two

10' 0" x 9' 8" (3.05m x 2.95m) To be laid with luxury carpets, with radiator, double glazed sash window to rear.

### Bedroom Three

11' 7" x 8' 0" (3.53m x 2.44m) To be laid with luxury carpets, with radiator, double glazed sash window to rear.

### Family Bathroom

To be laid with Karndean (or similar) flooring, with a luxury white suite comprising of low level WC, vanity hand wash basin and panel bath with inset drench shower over, inset LED spotlights, extractor fan, chrome heated towel rail, small double glazed window to side.

### Outside

Outside, the property resides on a very generous plot and will be set well back from this prominent road, with attractive soft landscaping and a large private sweeping driveway to the front. To the rear there will be a beautiful, spacious garden with inset patios wrapping round the rear of the house itself, linking the kitchen and living room together. The remainder of the garden will newly turfed, landscaped and enclosed by pretty woven willow fencing.

The property is set in an idyllic position in this much sought after village just outside of the vibrant City of Chelmsford, within excellent local school catchments and within close proximity of the village's superb array of local amenities and bus routes.

### New Home Warranty

The property will be completed with a full 10 year new home warranty, covered by ICW - This is accepted by all major lenders.

