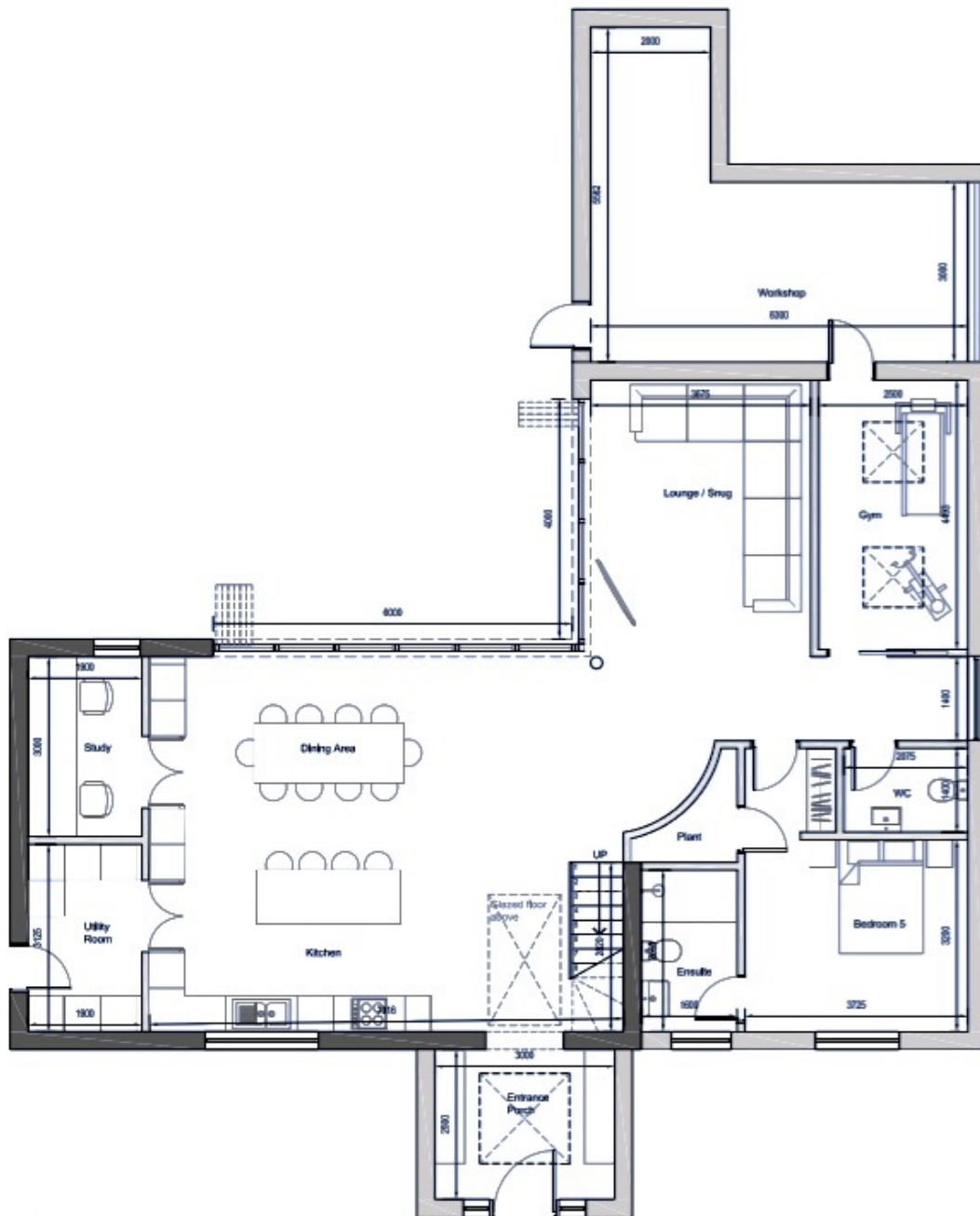





A completely redesigned & unique detached family home with THE WOW FACTOR! Boasting 2650sq ft of extremely spacious, stylish & contemporary living with upto SIX DOUBLE BEDROOMS, 3x en suites, MULTIPLE RECEPTION ROOMS, gym/playroom, and double garage.






Ground Floor
1:50

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	77	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC 		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C	72	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC 		

UNIQUE EXECUTIVE DETACHED HOME with the WOW FACTOR

EXPANSIVE, STYLISH & VERY HIGH SPEC THROUGHOUT.... VIEWINGS ARE A MUST!

Hamilton Piers of Chelmsford are ecstatic to bring to market "one of the finest finished & architecturally designed homes we have ever seen" - This substantial executive detached family home boasts an impressive 2650sq ft of accommodation and truly offers the ***WOW FACTOR*** (that can only be appreciated via an internal viewing inspection... the photos are great but simply cannot do this property justice!).

The property is ideally located OVERLOOKING FIELDS TO THE FRONT in the highly regarded village of Sandon, CM2 - within very easy access to popular local schooling and the Park & Ride serving Chelmsford's City Centre and its mainline train station.

The property has been COMPLETELY REDESIGNED to offer very expansive, versatile living with ANNEX POTENTIAL - finished throughout in the highest of specifications, with an ultra-stylish, contemporary twist, and modern technology at the hub of the home.

The property's vast accommodation includes upto SIX DOUBLE BEDROOMS - including guest accommodation and three luxury en suites, plus several reception rooms, a GYM/ play room, and "SECRET ROOMS" accessed from the AMAZING KITCHEN & ENTERTAINING ROOM.

Externally the property offers a LARGE GARAGE (with annex potential), ample driveway parking, and an immaculate family-sized rear garden with an external cooking area - absolutely ideal for entertaining!!

CALL US ON 01245 269 777 TO VIEW TODAY

The accommodation, with approximate room sizes, is as follows:

GROUND FLOOR:-

ENTRANCE HALL: (10'4" x 5'9")

Security entrance door to front, dual aspect floor to ceiling flush storage cupboards, outdoor coat storage with built in low energy chrome towel radiator (to dry wet coats), Velux skylight, open plan to kitchen/ diner, stairs to first floor, lounge, inner hall to guest bedroom, cloakroom & gym.

KITCHEN/ DINER: (20'9" x 15')

TORQUAY ROAD | SPRINGFIELD | CM1 6NF
Tel: 01245 269 777
E-mail: hamiltonpierschel@aol.com

Triple glazed window to front, triple glazed bi-fold doors to rear garden, range of modern flush floor to ceiling wall and base units, HI MAC square edge work surface with stainless steel sink inset (with a 5 filter water purification system for drinking water), integrated low noise and low energy Bosch dishwasher, integrated full height Bosch fridge, freezer, dual Neff ovens, low energy chrome towel radiator, hidden entrance to utility room & office.

The central island consists of further base units, HI MACwork surface with stainless steel sink inset, Grohe red instant boiling water mixer tap, Neff 5 zone induction hob with extractor over, breakfast bar with seating for four.

UTILITYROOM: (8'11" x 6'3")

Triple glazed side entrance door, range of modern wall and base units, square edge oak work surface with stainless steel sink inset, space for washing machine, tumble dryer, drinks refrigerator, low energy chrome towel radiator.

OFFICE: (9' x 6'2")

Triple glazed window to rear, built in storage cupboards.

*Sandstone tiled flooring with water under floor heating throughout kitchen/ diner, utility room, office, lounge, inner hall & cloakroom.

LOUNGE: (14' x 11'12")

Triple glazed bi-fold doors to rear garden, feature bespoke bio fuel fireplace, open plan to inner hall.

INNERHALL:

Obscured triple glazed window to side, doors to guest bedroom, gym, cloakroom, dual aspect flush internal storage cupboards.

GUESTBEDROOM (BEDROOM FIVE): (13'10" x 10'11")

Triple glazed window to front, doors to en-suite, boiler room, built in wardrobe, asphalt grey oak flooring, water under floor heating.

EN-SUITE:

Obscured triple glazed window to front, natural limestone shower cubicle, wall mounted hand washbasin with natural limestone surround, wall mounted W/C (rimless for easy clean), low energy chrome towel radiator, natural limestone floor, electric under floor heating.

GYM/ PLAYROOM: (12'5" x 8'5")

Dual Velux skylights, security door to garage/ workshop, asphalt grey oak flooring, water under floor heating.

CLOAKROOM:

Wall mounted hand washbasin, wall mounted W/C (rimless for easy clean).

FIRST FLOOR ACCOMMODATION:-

LANDING:

Illuminated stairs to first floor, part glass floor, automatic Velux roof window, doors to master bedroom, bedrooms two, three, four, five (music room), high level flush storage cupboards, (one housing a heat recovery system that provides improved air quality throughout the property whilst reducing heating costs), asphalt grey oak flooring, water under floor heating.

MASTER BEDROOM: (14'7" x 10'1")

Triple glazed window to front, automatic Velux roof window, bespoke bio fuel heat lamps, integrated flush storage cupboards - (TVrises from below front window), walk in wardrobe, asphalt grey oak flooring, water under

floor heating, open plan to en-suite.

EN-SUITE: (14'6" x 8'9")

Obscured triple glazed window to rear, automatic Velux roof window, double marble shower cubicle, illuminated sunken oval freestanding bath with separate freestanding hand shower, his and hers vanity hand wash basins, square edge marble worktop, obscured glass W/C cubicle - wall mounted W/C (rimless for easy clean) with flush storage cupboard, three low energy chrome towel radiators, part marble walls, marble flooring, electric under floor heating.

BEDROOMTWO: (12'2" x 9'1")

Triple glazed window to rear, automatic Velux roof window, built in flush wardrobe, high level flush storage cupboards, asphalt grey oak flooring, water under floor heating.

BEDROOMTHREE: (12'7" x 8'10")

Triple glazed window to rear, automatic Velux roof window, built in flush wardrobe, high level flush storage cupboards, asphalt grey oak flooring, water under floor heating.

BEDROOMFOUR: (12'5" max x 11'2")

Dual aspect triple glazed window to front, high level to side, automatic Velux roof window, built in storage cupboard, asphalt grey oak flooring, water under floor heating, walk in wardrobe & en-suite.

EN-SUITE:

Obscured triple glazed window to side, automatic Velux roof window, natural limestone shower cubicle, wall mounted vanity hand washbasin with natural limestone surround, wall mounted W/C (rimless for easy clean), low energy chrome towel radiator, natural limestone floor, electric under floor heating.

FAMILYBATHROOM:

Obscured triple glazed window to front, automatic Velux roof window, marble paneled bath with shower mixer tap, marble shower cubicle, vanity hand washbasin, wall mounted W/C (rimless for easy clean), two low energy chrome towel radiators, marble floor, electric under floor heating.

BEDROOM SIX/MUSICROOM: (9'2" x 7'3")

Triple glazed window to front, asphalt grey oak flooring, water under floor heating.

EXTERIOR:

REAR GARDEN:

Gated front access, sandstone block paved patio laid to front, immediate rear, alongside lounge, garage and rear BBQ area, rest laid to lawn with central rear water feature, mature trees providing privacy.

OUTDOOR COOKING AREA:

Part enclosed with pizza oven, gas bbq grill, work surface with sink inset (hot & cold water), wood store, storage cupboard, outdoor plug sockets, Sonos connected outdoor speaker.

GARAGE/ WORKSHOP: (20'5" x 11'5")

Electric door to front, doors to gym/ playroom, rear garden, sink with hot & cold water, separate electrics and under floor heating supply prepared to enable a conversion into separate living area with bathroom/kitchen.

FRONT GARDEN:

Driveway parking for up to four cars, pathway and steps leading to front entrance door, part lawned area to front and side.

AGENTS NOTES:

TORQUAY ROAD | SPRINGFIELD | CM1 6NF

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Specification List -

- *Roof has 200mm spray insulation, walls with 75mm cavity insulation and 50-75mm added on the outside before rendering.
- *Aluminium doors, bi-fold sliding doors and windows are all triple glazed, windows have fitted blinds in matching colours.
- *Front door entrance glass is low energy glass, first floor Velux roof windows are triple glazed, low energy solar powered units with automatic rain sensor and blinds installed, remote controlled.
- *Yale alarm and CCTV installed, can be controlled and monitored via app.
- *Water under floor heating controlled by thermostats in each room/area, electrical under floor heating in all bathrooms, controlled by touch panel in each bathroom, both also accessible by app.
- *Sonos music system to kitchen/diner, living room, gym, garden, garage and master bedroom with built in speakers – can be controlled via app or alexia.
- *Low energy boiler and hot water cylinder.
- *Lighting control system to open plan areas, garden and master bedroom with scene options and control of garden water feature. All lighting is low energy LED.

If you have any further questions regarding this property, please call 01245 269 777.

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL

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