

St John's

CHELMSFORD





THE FAIRWAY COLLECTION

JUST FIVE MAGNIFICENT 5 BEDROOM DETACHED HOMES WITH SPECTACULAR
VIEWS ACROSS THE FAIRWAYS OF CHELMSFORD GOLF CLUB



Established in 1893, Chelmsford Golf Club is one of the oldest clubs in Essex, enjoying a reputation as one of the county's finest.

Peerless quality and attention to detail define these impressive new homes.

Handsome architectural styling, incorporating traditional features and detailing, complements the elegant and spacious interiors of these substantial 5 bedroom family homes.





Each home at The Fairway Collection exemplifies the skill of Inland Homes in creating desirable places to live, places where every aspect has been thoughtfully considered for a life of unruffled calm, comfort and convenience.

The spacious kitchens, flooded with natural light from the south facing full width glazed doors, flawlessly blend form and function - perfect for both entertaining and family life.





With an impressive balcony extending your living space to the outside, dramatic views over the golf course can be enjoyed from the first floor living room.

Bedrooms are havens of luxury with the master suite enjoying the advantage of a dressing room and en suite with separate bath and shower.





The expressive architectural styling is enhanced by the cleverly angled kitchen and first floor living room, providing each home with privacy and maximising the spectacular views over the golf course.

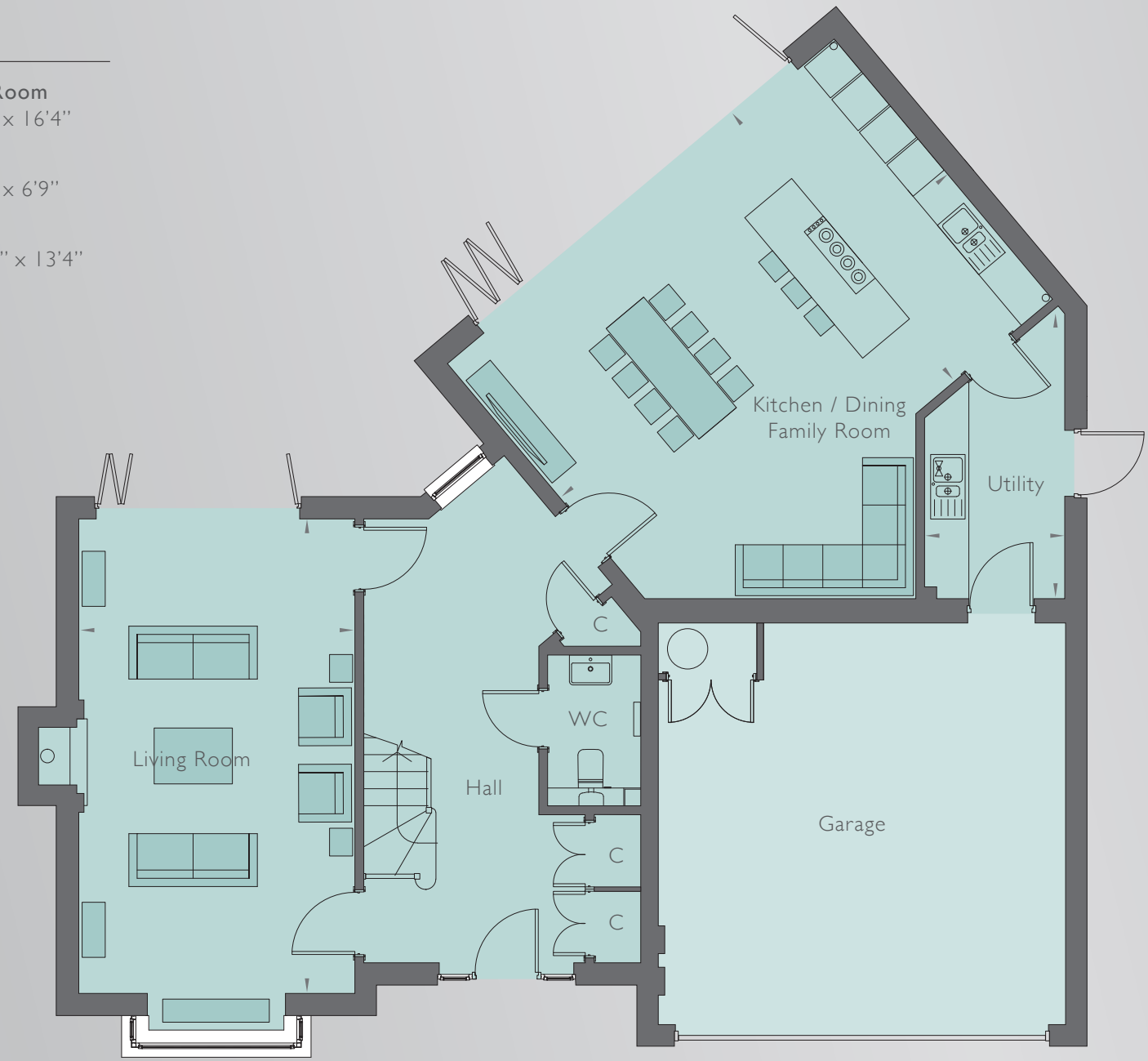


Computer generated illustration indicative only



Ground floor

- Kitchen/Dining/Family Room**
7.44m x 5.00m 24'4" x 16'4"
- Utility Room**
4.31m x 2.06m 14'1" x 6'9"
- Formal Living Room**
6.99m x 4.07m 22'11" x 13'4"



C Cupboard

All room dimensions are subject to a +/- 50mm (2") tolerance and may vary from plot to plot. Kitchen and bathroom layouts are indicative only. Please consult the Sales Advisor for specific elevations, room dimensions and internal layouts. This information is for guidance only and does not form any part of any contract or constitute a warranty.

First floor

Living Room
7.68m x 6.15m 25'2" x 20'2"

Master Bedroom
5.26m x 3.64m 17'3" x 11'11"

Bedroom 2
4.07m x 3.44m 13'4" x 11'3"

Bedroom 3
4.07m x 3.42m 13'4" x 11'2"



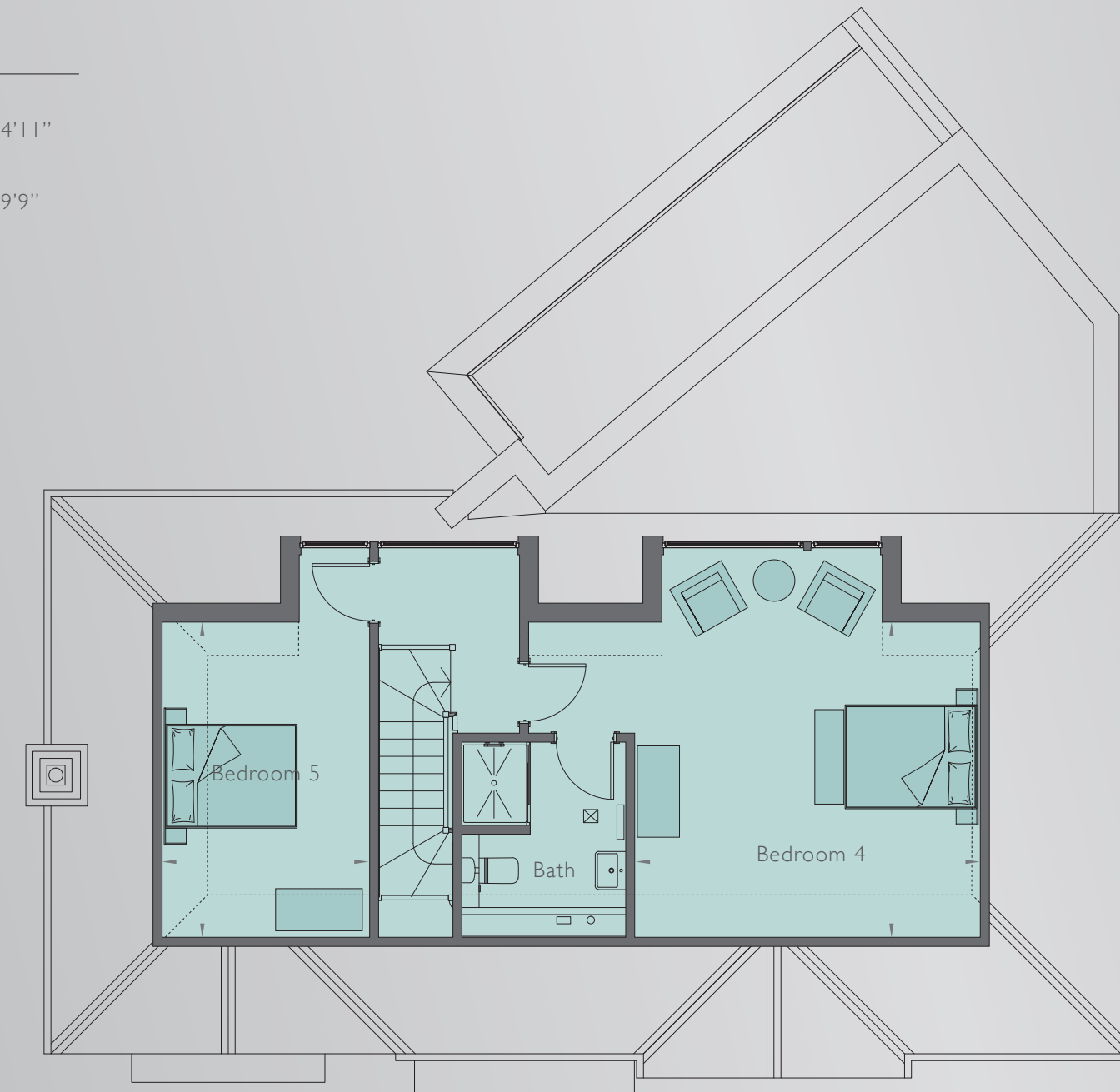
D Dressing Room ES Ensuite C Cupboard

All room dimensions are subject to a +/- 50mm (2") tolerance and may vary from plot to plot. Kitchen and bathroom layouts are indicative only. Please consult the Sales Advisor for specific elevations, room dimensions and internal layouts. This information is for guidance only and does not form any part of any contract or constitute a warranty.

Second floor

Bedroom 4
4.98m x 4.55m 16'4" x 14'11"

Bedroom 5
4.55m x 2.99m 14'11" x 9'9"



----- denotes reduced ceiling height

All room dimensions are subject to a +/- 50mm (2") tolerance and may vary from plot to plot. Kitchen and bathroom layouts are indicative only. Please consult the Sales Advisor for specific elevations, room dimensions and internal layouts. This information is for guidance only and does not form any part of any contract or constitute a warranty.

The specification



KITCHEN

- Award winning Ballerina kitchen
- Legrabox draw system
- Built in LED Nova Eco lighting
- Quartz worktops
- Electric pop up socket
- One and a half bowl stainless steel undermounted sink
- 3 in 1 Quooker hot tap
- Siemens single ovens
- Siemens steam oven
- Siemens oven with microwave
- Siemens warming and accessory drawer
- Siemens pop up extractor fan
- Siemens integrated full height fridge
- Siemens integrated full height freezer
- Siemens black glass 4 zone induction hob
- Siemens dishwasher
- Dual zone double door wine cooler
- LED feature lighting

UTILITY ROOM

- Quartz worktop and upstand
- Chrome dual mixer tap
- Single bowl undermounted sink
- Siemens condensing tumble dryer
- Siemens washing machine

FORMAL LIVING ROOM

- Limestone fireplace with gas fire

MASTER BEDROOM

- Walk in wardrobe

FAMILY BATHROOM

- Full height Porcelanosa wall tiles with chrome trim detail
- Porcelanosa floor tiles
- Recessed anti steam mirror with downlights above basin
- Villeroy & Boch Avento white basin and vanity unit with Cube Grohe basin tap
- Wall hung Villeroy & Boch WC with slim seat and chrome flush plate
- Square edge Villeroy & Boch bath 2 way diverter thermostatic chrome Cube Grohe tap
- Glass bath screen
- Chrome heated towel rail
- Chrome toilet roll holder

MASTER ENSUITE

- Ensuite with separate shower and bath, full height Porcelanosa wall tiles with chrome trim detail
- Porcelanosa floor tiles
- Recessed anti steam mirror above basin with downlights
- Twin Villeroy & Boch Avento white basin and vanity unit with Grohe chrome Cube basin tap
- Wall hung Villeroy & Boch WC with slim seat and chrome flush plate
- Low profile shower tray with frameless glass sliding door
- Thermostatic chrome Cube Grohe shower controls with rainfall shower head
- Fully tiled shampoo recess with downlight
- Square edge Villeroy & Boch bath with chrome Grohe fittings
- Chrome heated towel rail
- Chrome toilet roll holder

BEDROOM 4 ENSUITE

- Porcelanosa wall tiles with chrome feature trim
- Porcelanosa floor tiles
- Villeroy & Boch Avento white basin and vanity unit
- Anti steam mirror above basin
- Wall hung Villeroy & Boch WC with slim seat and chrome flush plate
- Shower tray with frameless sliding door
- Chrome Grohe Cube taps with rainfall shower head
- Chrome heated towel rail
- Chrome toilet roll holder

CLOAKROOM

- Porcelanosa large format wall tiles with chrome detail
- Porcelanosa floor tiles
- Mirror above basin
- Villeroy & Boch basin with Grohe Cube chrome taps
- Wall hung Villeroy & Boch WC with slim seat and chrome flush plate
- Chrome heated towel rail
- Chrome toilet roll holder

HEATING & ELECTRICAL

- Underfloor heating to ground and first floors
- Radiators to second floor
- SKY Q capability
- HDMI wiring to all multi-level TV points
- Chrome screwless switches and sockets throughout
- Minimum of one USB socket in all rooms
- Dimmable lighting to living rooms, kitchen/dining room and master bedroom
- White LED downlights
- Pendant lighting

GENERAL

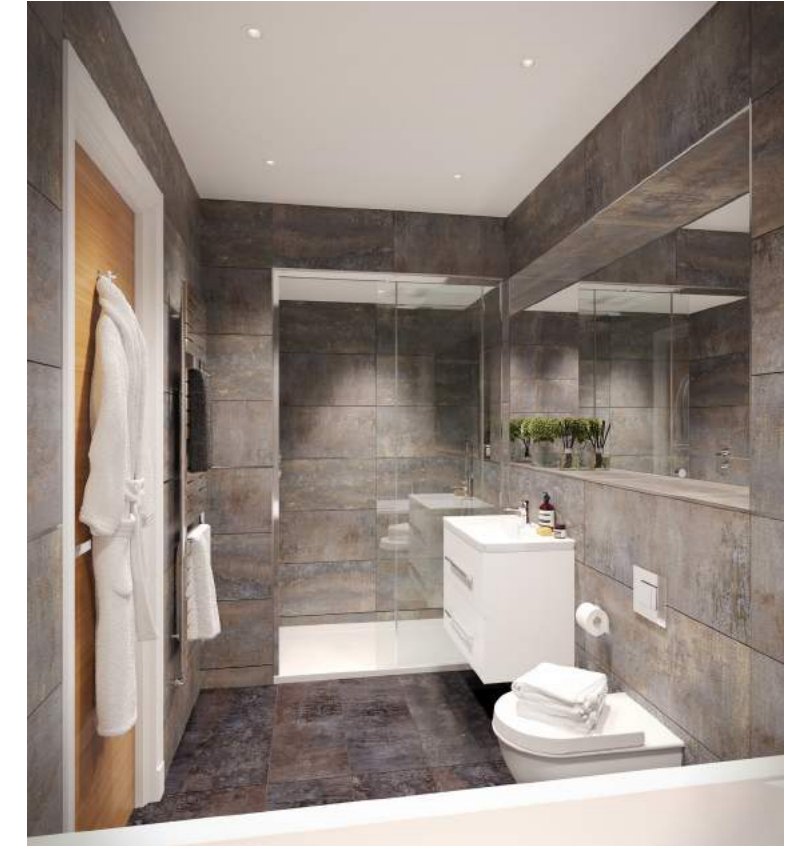
- Feature skirting and architrave throughout
- Feature cornice to ground floor excluding kitchen
- Veneered oak internal doors with feature horizontal grooves
- Polished square chrome door furniture
- Oak staircase with glass balustrade

SECURITY AND EXTERNAL

- Hard wiring provision for alarm system
- Mains operated smoke detectors, heat detectors and carbon monoxide detectors with battery back up
- Secure by design 5/3 point locking system to front door
- Timber double glazed windows
- Timber bifold doors with double glazing
- Double garage with automatic door and sensor lighting
- Outside sockets to garden and terrace
- Outside tap to garden
- Outside lighting to the perimeter of the building
- Feature lighting to balcony

WARRANTY

- 10 Year LABC warranty



Computer generated illustrations indicative only

Chelmsford's most fashionable new address

St John's is an exceptional and unique neighbourhood close to the centre of Chelmsford offering a selection of high specification new homes.

Located off Wood Street, the development enjoys a fabulous setting adjacent to the picturesque Chelmsford Golf Club, benefits from beautifully landscaped open spaces and offers a superb quality of life in inspiring surroundings.





Chelmsford - the perfect backdrop to St John's

There are many advantages to living in this new city, including excellent schools, an expanding university, shopping that scores highly for both quality and choice, 1,700 acres of parks, and a lively cultural and sports scene.

For shopping lovers Chelmsford has not one but two shopping centres, offering all the high street names as well as exciting independent retailers and boutique stores.

When it's time to rest those feet there is no shortage of cafes, bars and pubs for you to grab a drink or a bite to eat.

The nightlife and restaurant scene is thriving too. There are over a hundred places to eat, serving a truly international range of cuisines; so you can go just where your appetite dictates! And whether your idea of a good night out involves catching a movie, seeing a play or dancing the night away, Chelmsford has the answer. With three theatres, an eight screen Odeon and a great selection of bars and clubs, you'll find plenty to entertain you.

With an abundance of open space in and around the city, a plethora of sport & leisure opportunities and excellent transport links, Chelmsford is more than living up to its city status.





Inland Homes Bringing land to life

Incorporated in the UK in 2005, Inland Homes plc is an AIM listed specialist house builder and brownfield developer, dedicated to achieving excellence in sustainability and design.

As socially responsible housebuilders, our ethos is to deliver high-quality homes which suit today's lifestyle and enhance the environment in which people live.

We are committed to extensive public and community consultation in order to ensure that, where possible, local community needs and objectives are met.

Our highly experienced team provide solutions to a variety of difficult and sensitive land situations. We create vibrant communities in which to live and work, benefitting not just those who reside there but the wider community too.

Inland's aim is to create sustainable communities and homes which set a benchmark for all future developments.

For further information please visit the Inland Homes website at www.inlandhomes.co.uk





Decimal Place, Chiltern Avenue, Amersham, Buckinghamshire HP6 5FG

www.inlandhomes.co.uk

Disclaimer: Plans and diagrams used in this brochure are intended to be a general guide to the appearance of the development. However, from time to time, it is necessary for us to make architectural changes, therefore prospective purchasers should check the latest plans with our sales office. Due to our policy of continual improvement, we reserve the right to vary the specification as and when it may become necessary. Whilst all statements contained in this brochure are believed to be correct, they are not to be regarded as statements or representations of fact and neither the agents nor their clients guarantee their accuracy. The statements are not intended to form any part of an offer or a contract.

ILH30892/04/17 / Designed and produced by www.kbmarketing.co.uk

