



LAMB & CO

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Inspired by property, driven by passion.



## FRANCESKA GARDENS, COLCHESTER, CO7 8BJ

GUIDE PRICE £600,000

**\*\* SHOWHOME AVAILABLE TO VIEW NOW! \*\*** Francesca Gardens' is a small exclusive development of just five, high spec new homes. There are two house types available ranging from 1797 Sq Ft - 2023 Sq Ft and all properties offer; garage & driveway, generous gardens with open field views, kitchen/family rooms with bi-folding doors, separate study, four/five bedrooms and two en-suites. The properties will be finished to a luxury specification throughout and built to be extremely energy efficient. Guide Price £600,000 - £625,000

- Four Bedrooms
- Exclusive Development of Just Five Homes
- Completion For Autumn 2023
- 1797 Sq Ft
- Garages
- Field Views to Rear
- Luxury Spec
- Separate Study
- Two En-Suites



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## LOCATION

Franceska Gardens is situated on the fringe of the sought after village of Alresford which lies approximately 6 miles from Colchester City Centre. Local amenities include; popular village pub 'The Pointer', local shops and takeaways and its own train station which can take you to Liverpool Street in less than 90 minutes. The site itself occupies a secluded spot set back from the road and benefits from countryside views to rear.

## SPECIFICATION

Just some of the key features;

- Flush casement windows and aluminium bifolding doors in anthracite
- LVT flooring and choice of carpets
- Luxury kitchens with Quartz worktops & NEFF appliances
- Alarm system
- Landscaped gardens
- Garages with electric doors
- Modern bathrooms with feature tiling, LED mirrors
- High efficiency air source heat pumps

## TIMING

We anticipate all plots to be ready for occupation from November 2023.

## VIEWINGS

Site visits can be arranged from mid March, strictly by appointment only.

## IMAGES

Images shown are from plot 5 and indicative of specification only, finishes may vary.

## AGENTS NOTE

- 1) Images shown are indicative only and actual specifications may vary.
- 2) Plots 2 & 3 feature detached garage and plot 3 is handed to floorplan shown.

## ANTI-MONEY LAUNDERING COMPLIANCE

## ANTI-MONEY LAUNDERING REGULATIONS 2017

- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

# Map



# EPC Graphs

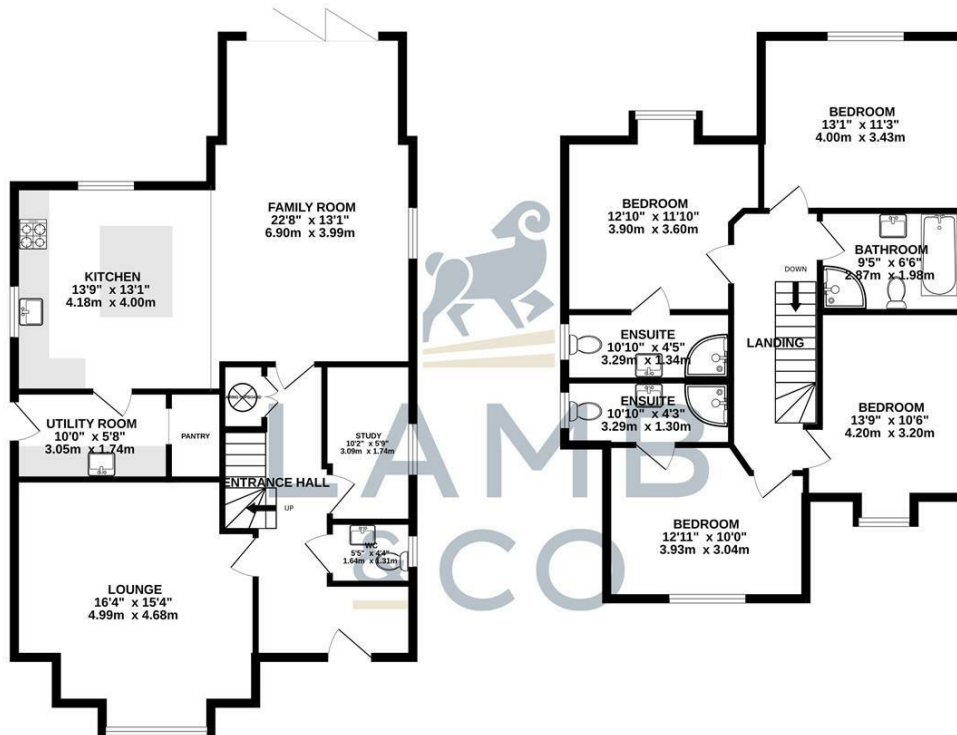
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
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(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

# Floorplan

GROUND FLOOR  
980 sq.ft. (91.0 sq.m.) approx.

1ST FLOOR  
818 sq.ft. (76.0 sq.m.) approx.



TOTAL FLOOR AREA: 1798 sq.ft. (167.0 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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