

# BEAULIEU HEATH



This detached five bedroom home boasts a separate living room, a flexible dining/family room, an open plan kitchen/dining area and study. On the first floor is a spacious principal bedroom with en suite as well as two further bedrooms and a bathroom. On the second floor, you'll find two more bedrooms plus a shower room.



## THE NIGHTINGALE

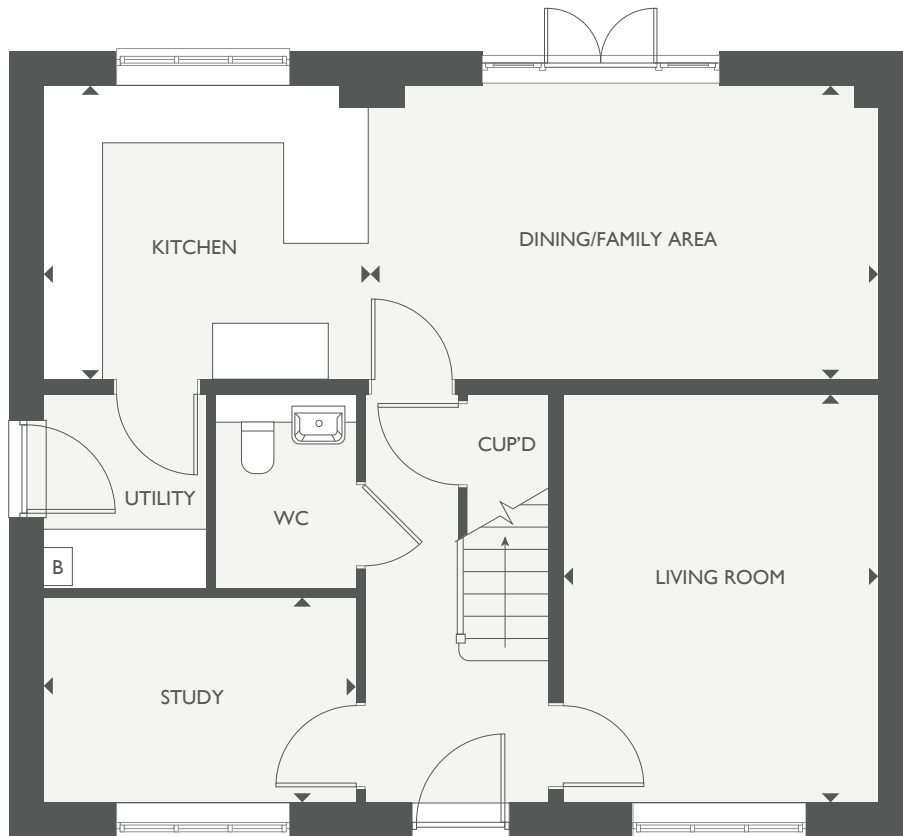
5 BEDROOM HOUSE



COUNTRYSIDE  
Homes

# THE NIGHTINGALE

TOTAL INTERNAL FLOOR SPACE 175 SQ M (1,890 SQ FT)



BEAULIEU HEATH | CHELMSFORD | CMI 6HS

## GROUND FLOOR

KITCHEN	3.40M X 3.19M	11'2" X 10'2"
DINING/FAMILY AREA	5.33M X 3.19M	17'6" X 10'2"
LIVING ROOM	4.26M X 3.30M	14'0" X 10'10"
STUDY	3.30M X 2.13M	10'9" X 7'0"

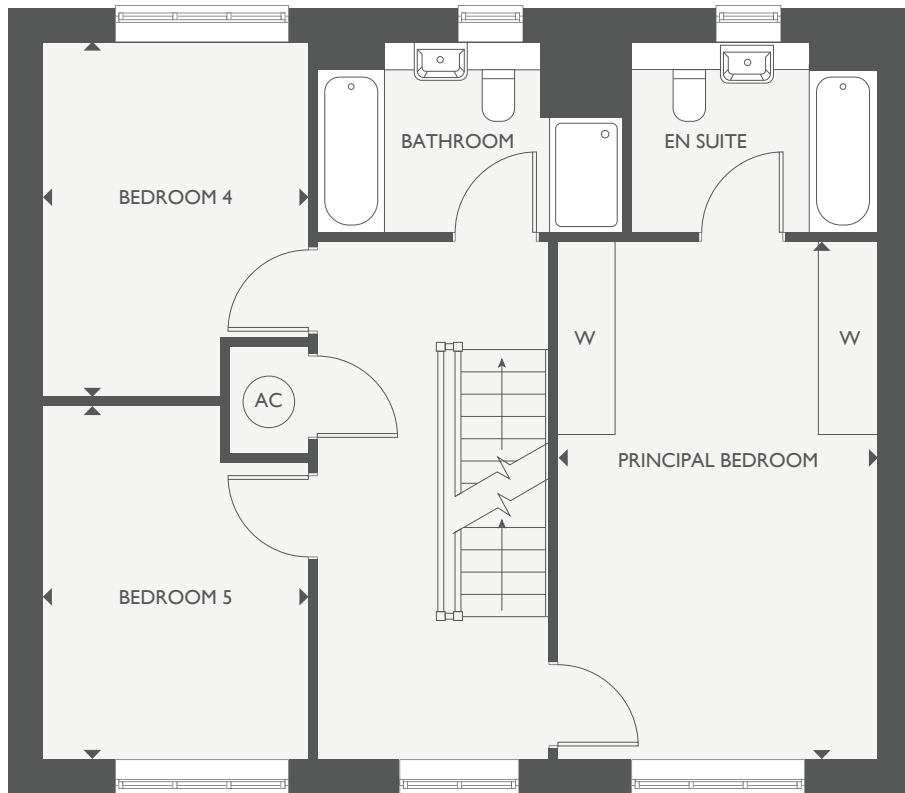
WC – CLOAKROOM

B – BOILER

CUP'D – CUPBOARD

AC – AIRING CUPBOARD

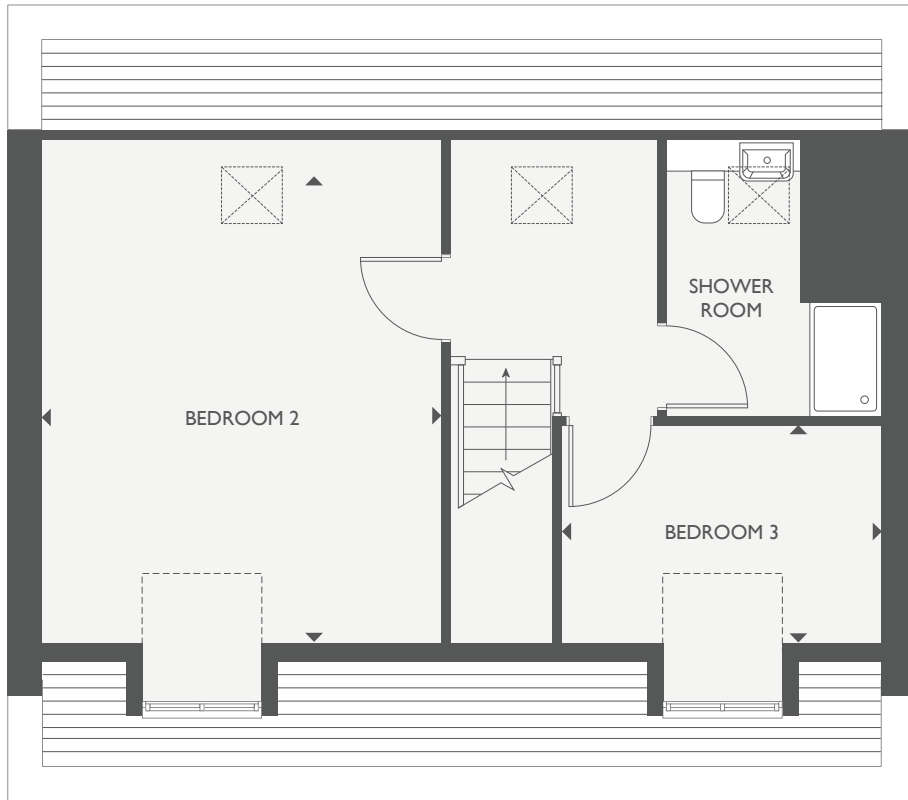
W – WARDROBE



## FIRST FLOOR

PRINCIPAL BEDROOM	5.40M X 3.33M	17'9" X 10'11"
BEDROOM 4	3.72M X 2.78M	12'3" X 9'2"
BEDROOM 5	3.67M X 2.78M	12'1" X 9'2"

This floorplan and computer generated image is indicative only and depicts a typical Nightingale, some properties may vary significantly from that shown. All sizes are approximate with maximum finished dimensions. Countryside operates a policy of continuous product development and all room layouts may be subject to minor modifications. Kitchen and bathroom layouts are indicative. Radiator locations are not indicated. Floorplans are not shown to scale. Please refer to development layout to review garage/parking variations for each plot. Plot specification, internal and external finishes, dimensions, landscaping and differences to plots should be checked with a Sales Consultant before reservation. Countryside reserves the right to amend specifications as necessary. 58252/June 2024



## SECOND FLOOR

BEDROOM 2	5.05M X 4.15M	16'6" X 13'8"
BEDROOM 3	3.33M X 2.26M	10'11" X 7'5"

☒ - ROOF LIGHT WINDOWS

## BEAULIEU HEATH CHELMSFORD

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