



MEACOCK & JONES

5 Bedrooms

House - Detached

Located in
Hutton Poets

£1,599,950



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01277 218485

Rossetti, Poets Meadow, Kingsley Road, Hutton

****Wickford Development Company****

Brentwood | Essex | CM13 2SH



*** Stamp Duty Land Tax assistance of £50,000 *** Fantastic quiet location, just one mile from Shenfield station and the Elizabeth Line.

'Rossetti' and 'Eversley' are two substantial bespoke new homes built by the award winning developer 'Wickford Development Company Ltd' known for building beautifully crafted homes using traditional and established construction methods.

The Burbidge painted Oak shaker style kitchen and utility room has Statuario Gold quartz worktop and splashbacks, fully integrated Bosch appliances, with a Bertazzoni Range Cooker and a bespoke built in cooker hood surround with a moulded mantle shelf and adjustable pocket shelves. The kitchen & family room has over 60m² of floorspace whilst the roof lantern and bifold doors opening out to the landscaped rear garden, allow plenty of natural light to flood in.

The property boasts high quality finishes throughout including ornate architrave framing with rosettes and decorative plaster coving & ceiling roses. In the lounge there is a focal electric fire place with LED flame technology providing realistic colours and animations. There is underfloor heating throughout the ground floor. The bathroom & two ensuites with Aqualisa shower controls have Roca sanitaryware and porcelain tiles with Tarkett linoleum flooring. The oak staircase leads upstairs to the galleried landing leading to the four bedrooms, bedroom one, a fantastic room with the benefit of a Juliet balcony overlooking the garden.

The home is ready for modern living with Cat 6 data cabling throughout, home security alarm system, along with a Myenergi Zappi electric vehicle/ car charger.

The external finishes have been thoughtfully chosen, with porcelain tiling to the patio and paths and tegula blocks to the driveways. The Hormann insulated panel garage doors can be operated by remote control. The rear garden is unoverlooked and has been extensively planted with trees and shrubs, the remainder being a mature meadow garden.



Rossetti, Poets Meadow, Kingsley Road

£1,599,950 Freehold

- SDLT ASSISTANCE OF £50,000
- 10 YEAR NHBC WARRANTY
- FIVE BEDROOMS
- HIGH QUALITY FINISH THROUGHOUT
- SOUGHT AFTER LOCATION
- BRAND NEW HOME
- SECURITY ALARM
- FOUR BATHROOMS
- LANDSCAPED EAST FACING REAR GARDEN
- WALKING DISTANCE OF SHENFIELD STATION

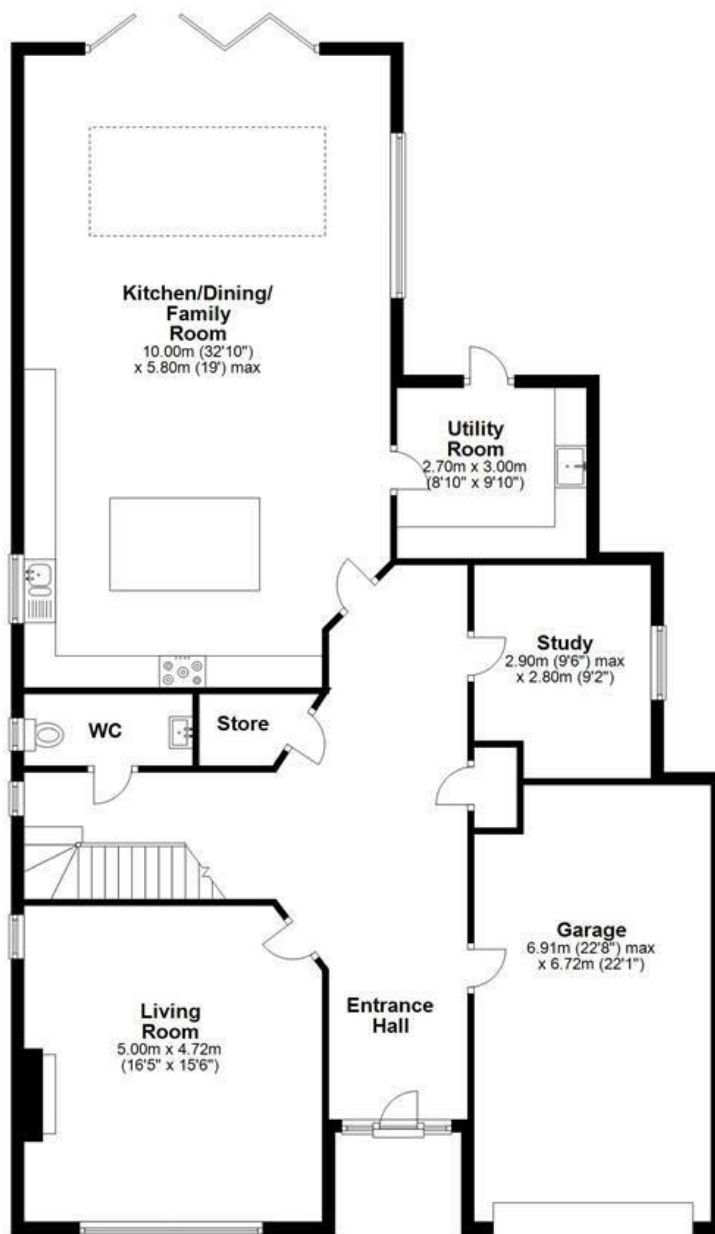






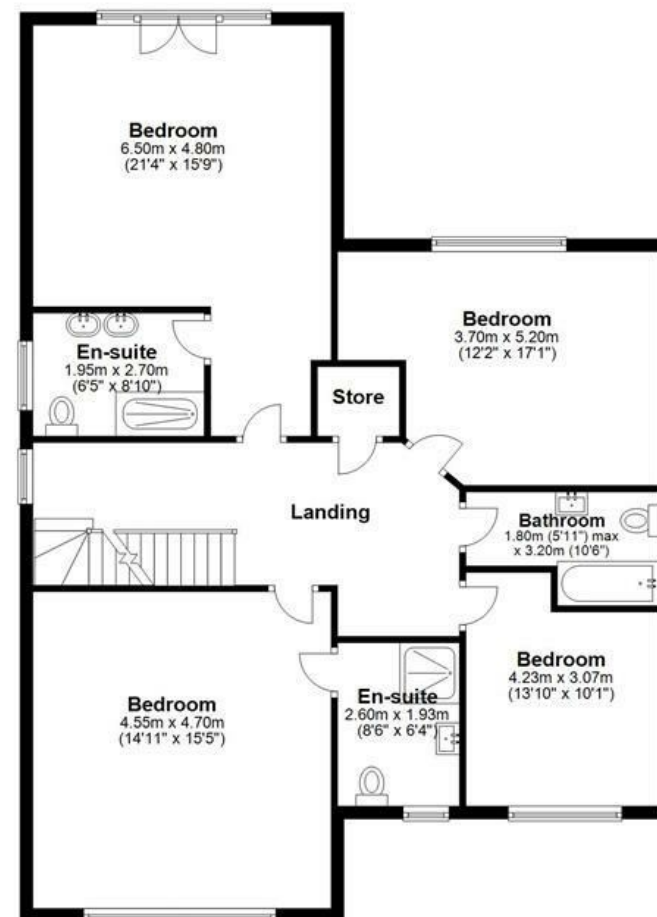
Ground Floor

Approx. 168.9 sq. metres (1818.3 sq. feet)



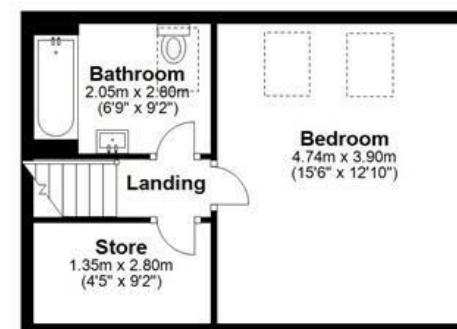
First Floor

Approx. 113.8 sq. metres (1224.6 sq. feet)



Second Floor

Approx. 33.2 sq. metres (356.9 sq. feet)



Total area: approx. 315.9 sq. metres (3399.8 sq. feet)

Kingsley Rd

Accommodation Comprises of:-

Reception Hallway

27'5 long

Cloakroom

9'1 x 3'3

Living Room

16'5 x 15'6

Study

9'6 x 9'2

Kitchen/Dining/Family Room

32'10 x 19' max

Utility Room

9'10 x 8'10

First Floor Landing

Bedroom One

21'4 x 15'9

Ensuite Shower Room

8'10 x 6'5

Bedroom Two

15'5 x 14'11

Ensuite Shower Room

8'6 x 6'4

Bedroom Three

17'1 x 12'2

Bedroom Four

13'10 x 10'1

Family Bathroom

10'6 x 5'11 max

Second Floor Landing

Bedroom Five

15'6 x 12'10

Ensuite Bathroom

9'2 x 6'9

Externally

Rear Garden

Front Garden

Garage

22'8 max x 22'1

Store Room

9'2 x 4'5

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106 Hutton Road

Shenfield

Essex

CM15 8NB

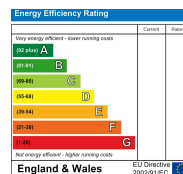
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Council Tax Band:

Local Authority:



Whilst care has been exercised in the preparation of these particulars, statements about the property must not be relied upon as representations or statements of fact. Prospective purchasers must make and rely upon their own enquiries and those of their professional representatives. All measurements, areas and distances given are approximate. We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order. Any fixtures or fittings detailed in these particulars are not necessarily included in the sale price and Meacock & Jones and their staff accept no liability for any errors contained therein.

