

oakheart



£525,000

Hanningfield Park, Chelmsford



Experience the perfect blend of comfort, style, and sustainability with The Mallard at Hanningfield Park, an exceptional 3-bedroom home boasting an impressive EPC A rating. This meticulously designed property features an open-plan kitchen/diner with an island that seamlessly blends into the lounge, including a versatile area perfect for a study space. The first floor reveals a stunning main bedroom with an en-suite, two additional bedrooms, and a family bathroom, while externally, the

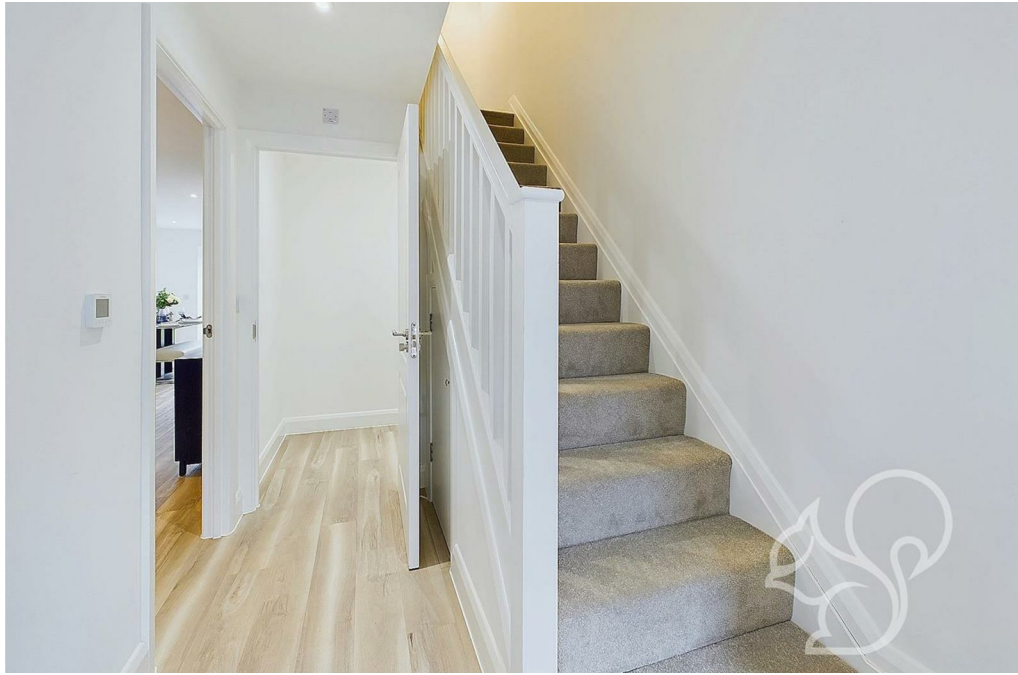
property is complemented by a convenient carport.

Hanningfield Park represents a luxurious residential development that prioritises high-specification living and ecological consciousness. The homes are equipped with contemporary kitchens featuring boiling water taps and built-in appliances, premium bathrooms with designer sanitary-ware, and cutting-edge sustainable technologies including air source heat pumps,

underfloor heating, and solar panels with battery charging capabilities. Located near Hanningfield reservoir and offering nature trails, these properties provide residents with the opportunity to personalise their living spaces through optional extras like wall mouldings, fitted wardrobes, and EV chargers. With its EPC A rating, The Mallard represents the pinnacle of energy-efficient, modern family living.





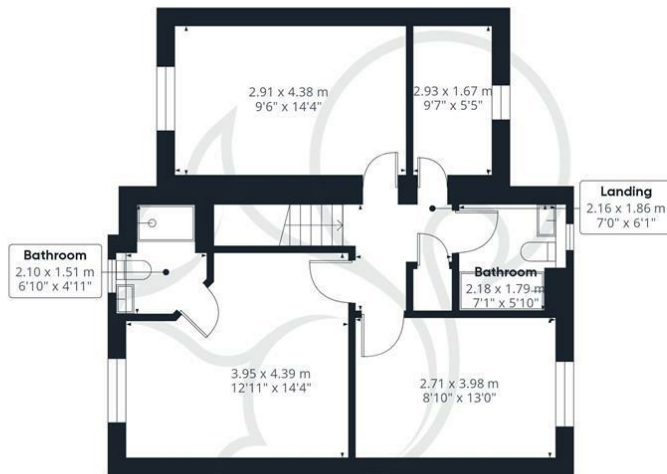




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Ground Floor



Floor 1

Approximate total area[®]

106.54 m²
1146.78 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Local Authority:
Chelmsford City Council

Tenure:
Freehold

Council Tax Band:
New Build

Energy Efficiency Rating

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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