

** £10 000 STAMP DUTY INCENTIVE AVAILABLE**

The Nolan embodies timeless elegance and welcoming charm in its architectural design, epitomising sophistication and contemporary living within the sought-after Scholars' Green development. Spanning over two floors and boasting over 2,000 square feet of lavish living space, this detached four-bedroom residence exudes a sense of grandeur and modernity.

Upon entry, you are greeted by a spacious living room adorned with a striking fireplace and cosy wood-burner, alongside a secluded study and utility rooms offering practical convenience. The heart of the home lies in the expansive

open-plan kitchen, dining, and living area, illuminated by natural light streaming through glazed sliding doors and Velux roof lights, creating a ambiance of serenity and openness.

Ascending the staircase, you discover three generously sized double bedrooms alongside a master suite featuring an en-suite shower room, a Juliet balcony with captivating eaves height feature windows, and a dedicated dressing area. The family bathroom exudes contemporary elegance with its quality fixtures and fittings.

Nestled in a tranquil private turning within Watch House Green, Scholars' Green seamlessly blends the charm of

Each home within the collection boasts its own distinctive character, unified by

harmonious blend of traditional materials, exceptional craftsmanship, and ontemporary styling. Thoughtfully landscaped plots with ample parking and sh greenery complement the homes' exteriors, while interiors are neticulously designed to maximise natural light and provide spacious, well-popointed living greas ideal for modern-day living.

Designed with innovative energy-efficient features and flexible layouts, the homes cater to a variety of lifestyles, with dedicated spaces for remote working and ample connectivity options. Garages and off-road driveways further enhance the convenience and comfort.













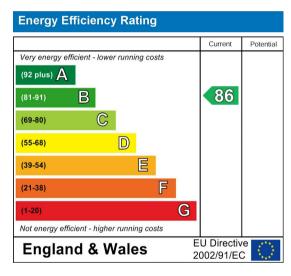












Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

Oakheart Chelmsford 01245 800181 chelmsford@oakheart.co.uk 20 Victoria Road, Chelmsford, Essex, CM1 1PA

