



**Elizabeth Place, Gosfield, Halstead CO9 1UU**



**welcome to**

**Elizabeth Place, Gosfield, Halstead**

**\*\*GUIDE PRICE £575,000 - £600,000\*\*** Quality 3-bedroom home, spacious open plan kitchen & dining room, Bosch appliances, snug, utility room, en-suite shower room, g/f cloakroom, garage **PART EXCHANGE AVAILABLE\*\*** CALL TODAY TO BOOK A VIEWING!



## Accommodation

Kitchen/Dining/Family - 27'10" x 13'06" (8.49m x 3.98m)

Utility - 6'4" x 11'5" (1.94m x 3.48m)

Snug - 10'2" x 10'9" (3.11m x 3.28m)

WC

Bedroom One - 9'11" x 13'8" (3.04m x 4.18m)

En-suite

Bedroom Two - 8'6" x 10'7" (2.61m x 3.25m)

Bedroom Three - 8'9" x 16'3" (2.69m x 4.97m)

Bathroom

Garage - 10'4" x 23'7" (3.15m x 7.20m)

## Schooling

For those with children to consider, Gosfield and the local area offers excellent educational opportunities. The independent Gosfield School is rated Good by Ofsted and educates children from nursery through to sixth form. There are two senior schools in nearby Sible Hedingham, The Ramsey Academy and Hedingham School, both rated Good by Ofsted.

There are many schools in neighbouring Braintree too with The St Michael's Church of England Voluntary Primary School being awarded outstanding Ofsted reports and The Tabor Academy Secondary School awarded good Ofsted reports.

The renowned Felstead School which is acknowledged as one of the best schools in the county and which provides education to boys and girls from four to eighteen years old, is also only thirteen mile

## Specification

### KITCHENS

- Bespoke fitted kitchen with true handleless doors
- Laminate worktops with upstands\*\*
- One & half bowl sink with chrome swan neck tap
- Integrated Bosch appliances including:
  - Induction hob
  - Stainless steel chimney hood
  - 70/30 fridge freezer
  - Dishwasher

- Wine cooler (Caple)
- Washing machine
- \*\* Quartz upgrade available subject to build stage

### BATHROOMS

- Stylish white sanitary ware & vanity units with chrome taps and shower
- Full height porcelain tiles to shower cubicle, bath areas & floors
- Soft close toilet seats
- Fitted LED mirror above vanity unit

### ELECTRICAL

- White fittings throughout
- Low energy LED downlighters to bathrooms, hallway, landing & kitchen
- Pendants to bedrooms and living areas
- Mains powered smoke detectors
- Two PV panels

### HEATING

- Energy efficient gas boiler
- Underfloor heating to downstairs & radiators upstairs
- Chrome heated towel rails to bathrooms

### INTERNAL FINISH

- Internal walls & ceilings finished in white emulsion
- Skirtings, architraves & doors finished in white satinwood
- Contemporary chrome ironmongery

### EXTERNAL FINISHES

- UPVC double glazed windows throughout
- LED light on PIR sensors to front & rear doors
- Composite front door
- Paving in Marshalls Riven slabs
- External tap

### WARRANTY

- 10 Year Latent Defect Warranty

## Own New

Own New works behind the scenes with home builders and lenders to enable reduced rate

mortgages on new builds. You get a normal mortgage and own 100% of your home.

- Low interest rates\*\*
- Own 100% of your home
- Employed or self-employed
- Available for houses or flats

## HOW IT WORKS

- 1 - Find an eligible new build home you love
- 2 - Arrange your mortgage with an approved Own New mortgage broker, such as William H Brown
- 3 - They'll help you determine if Own New's Rate Reducer is right for you
- 4 - Own 100% of your new home

## RATE REDUCER

- Tackle the cost of living crisis with a reduced rate mortgage
- It's a regular mortgage, just with lower monthly payments for the initial period. Own New's Rate Reducer makes your beautiful new home a reduced rate reality.

\*\* The reduced interest rate is applicable for the initial term of the mortgage. Independent financial advice must be sought from a regulated mortgage broker to access this scheme

## Agent's Note

CGI's, images, dimensions, specifications and plans are provided for guidance purposes only, may be of previous developments and not specific to this plot and may differ from the finished development.

\*Subject to developers t's & c's

\*\*Selected plots



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welcome to

## Elizabeth Place, Gosfield Halstead

- SHOW HOME AVAILABLE TO VIEW
- LEGAL FEES PAID\*
- Sought after village location
- Exclusive development
- Underfloor heating to ground floor

Tenure: Freehold EPC Rating: B

guide price

**£575,000 - £600,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HST107948 - 0002

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