



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



**welcome to**

**Elizabeth Place, Gosfield, Halstead**

REDUCED RATE MORTGAGES AVAILABLE\* Quality 4-bedroom home, spacious open plan kitchen & dining room, Bosch appliances, snug, study, utility room, 2 en-suite shower rooms, g/f cloakroom, garage. PART EXCHANGE AVAILABLE\*\*



## Accommodation

Kitchen/Dining/Family - 27'5" x 12'4" (8.36m x 3.76m)

Utility - 7'6" x 6'6" (2.29m x 1.99m)

Snug - 10'11" x 8'2" (3.33m x 2.50m)

Study - 10'3" x 6' (3.14m x 1.84m)

WC

Bedroom One - 12'3" x 8'6" (3.74m x 2.6m)

En-suite

Bedroom Two - 11'2" x 9'6" (3.41m x 2.91m)

En-suite

Bedroom Three - 11'1" x 8'2" (3.39m x 2.50m)

Bedroom Four - 8'4" x 10'4" (2.56m x 3.16m)

Bathroom

## 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 miles away.

## 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.

\*Developer's terms and conditions apply

\*\*Part exchange is offered on the development by Spring, an independent company from the developer.

\*\*\*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

offers in excess of

**£600,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HST107947 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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