



PRESTIGE HOMES

— BY HAMILTON PIERS —



3 Lower Wimbush Road, (Nr Little Waltham), Chelmsford, Essex, CM3 3HA

Prestige Homes by Hamilton Piers are delighted to offer for sale this NEARLY NEW & EXCLUSIVE four bedroom detached 'Wimbush Waters' Lake House property, boasting an impressive 23' OPEN PLAN living space with high vaulted ceiling and rear balcony OVERLOOKING PRIVATE LAKE, countless HIGH QUALITY UPGRADES throughout plus THREE EN-SUITES, family bathroom & cloakroom. Benefiting from a 22' integral garage (potential to convert) and driveway for 2-3 vehicles, central log burner and UNDERFLOOR HEATING plus custom fitted remote controlled blinds throughout. Inclusive of a substantial lower ground floor utility room (potential for second kitchen), REAR BALCONY with wonderful views across the lake and ideally situated close to all local shops/amenities & popular schools - Easy access to A12/commuter route and Chelmsford City Centre & Mainline Station.



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The accommodation, with approximate room sizes, is as follows:

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

Obscure glass frontage with secure main entry door, wall-mounted alarm system, double storage cupboard, stairs to lower ground level accommodation, tiled flooring with under floor heating and smooth vaulted ceiling.

CLOAKROOM:

Inset WC, vanity wash hand basin with tiled splash back, extractor fan, tiled flooring with under floor heating and smooth ceiling with sunken LED spotlights.

OPEN PLAN LIVING SPACE:

23'3" x 21'3" (7.1 x 6.5)

A vast open plan living space with wonderful views across private lake and comprising;

KITCHEN:

A series of high quality matching base and wall units with LED under-counter downlights, edged work surfaces in Quartz incorporating a one and a half bowl sink with central mixer tap, Quooker tap and drainer, built-in Siemens oven, warming drawer and microwave oven, integrated fridge/freezer and dishwasher, floating island

with central Bora induction hob and self-ventilation system, built-in wine cooler, tiled flooring with under floor heating.

LOUNGE / DINING AREA:

Triple glazed windows across rear and side aspects - all installed with custom fitted remote controlled blinds, central log burning stove with exposed brick surround, tiled flooring with under floor heating and smooth high vaulted ceilings. Patio doors onto rear balcony with lake views and spiral staircase leading to lower ground level gardens and deck.

OFFICE / BEDROOM FOUR:

18'8" x 11'5" (5.7 x 3.5)

Triple glazed windows to front, side and rear aspects, all custom fitted with remote controlled blinds, carpeted flooring with under floor heating and smooth ceiling with sunken LED spotlights.

EN-SUITE:

Enclosed and fully tiled double shower unit with handheld attachment and rainfall overhead, inset WC, vanity wash hand basin with tiled splash back, extractor fan, heated towel rail, tiled flooring and smooth ceiling with sunken LED spotlights.

LOWER GROUND FLOOR ACCOMMODATION:

LOBBY / HALL:

Obscure triple glazed door to side aspect (leading to courtyard/BBQ area), stairs to ground floor, built-in double storage cupboard (internally fitted with shelving and clothes rails), carpeted flooring with under floor heating and smooth ceiling with sunken LED spotlights.

MASTER BEDROOM:

23'3" x 11'1" (7.1 x 3.4)

Triple glazed windows to side and rear aspects, fitted with custom remote controlled blinds, carpeted flooring with under floor heating. Door to rear patio area and opening to dressing room.

DRESSING AREA:

A series of fitted open wardrobes and shelving, carpeted flooring with under floor heating and smooth ceiling.

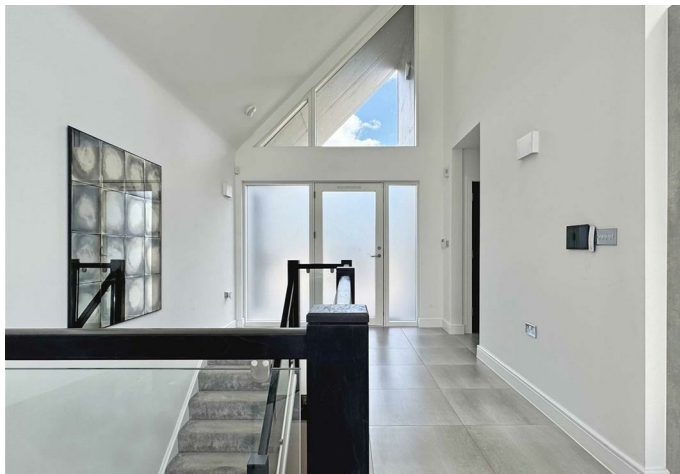
EN-SUITE:

Enclosed and fully tiled double shower unit, inset WC, vanity wash hand basin with tiled splash backs, extractor fan, heated towel rail, tiled flooring with under floor heating and smooth ceiling with sunken LED spotlights.

BEDROOM TWO:

18'8" x 8'10" (5.7 x 2.7)

Triple glazed windows to front and rear aspects - fitted with custom remote controlled blinds, fitted wardrobes,



carpeted flooring with under floor heating and smooth ceiling with sunken LED spotlights.

EN-SUITE:

Enclosed and fully tiled double shower unit, inset WC, vanity wash hand basin with tiled splash backs, extractor fan, heated towel rail, tiled flooring with under floor heating and smooth ceiling with sunken LED spotlights.

BEDROOM THREE:

15'1" x 9'6" (4.6 x 2.9)

Triple glazed windows to side and rear aspects, fitted with custom remote controlled blinds, fitted wardrobes, carpeted flooring with under floor heating and smooth ceiling with sunken LED spotlights.

FAMILY BATHROOM:

Panelled bath with central mixer tap, inset WC, inset wash hand basin with tiled splash back, heated towel rail, extractor fan, tiled flooring with under floor heating and smooth ceiling with sunken LED spotlights.

UTILITY ROOM / LOWER GROUND LEVEL KITCHEN:

13'1" x 9'6" (4.0 x 2.9)

A series of quality fitted matching base and wall units, edged work surfaces in Quartz incorporating a single bowl sink with central mixer tap and drainer, space for fridge/freezer, washing machine and tumble dryer, tiled

flooring with under floor heating and smooth ceiling with sunken LED spotlights. Access into store room and door onto rear patio area.

Potential to create full kitchen with the addition of ovens.

STORE ROOM:

Storage room with access door to property frontage (on lower ground level), wall-mounted boiler, tiled flooring.

EXTERIOR:

REAR GARDEN / LAKESIDE DECK:

Rear garden commences with patio area which extends across property rear and sides, opening onto lawned area and followed by decking, enclosed by clear glass balustrades, opening to lake which is available for use only by occupants of Wimbush Waters lakehouses, courtyard to side in which a BBQ area can be created (additional patio tiles are available within sale if required). Addition of outdoor water supply to both floors and power sources.

GARAGE, DRIVEWAY & PARKING:

22'7" x 9'6" (6.9 x 2.9)

22' depth integral garage fitted with power, lighting, upgraded porcelain tiled flooring and electric remote controlled roller door. Driveway parking for 2-3 vehicles.

AGENTS NOTES:

Council Tax Band: G

For further information regarding this property, please contact Prestige Homes by Hamilton Piers.





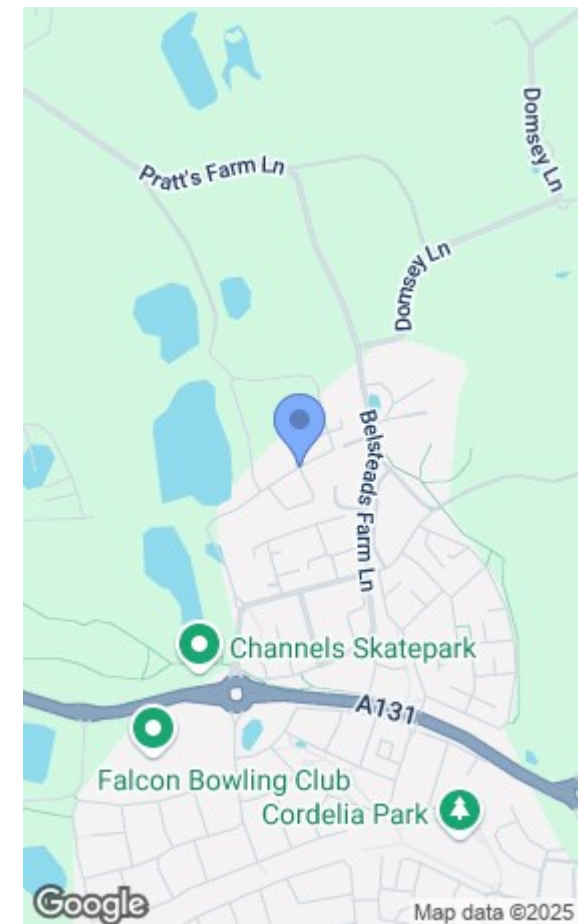




Lower Ground Floor



Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	93	93
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(02 plus) A		
(01-01) B		
(00-00) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

This prestige home is Freehold.

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