

# Chesterwell Park

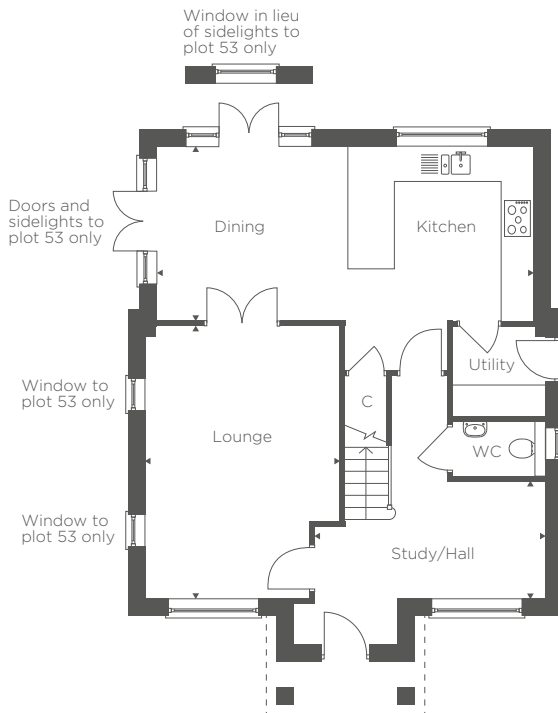


CHESTERWELL  
COLCHESTER

## THE BENTLEY

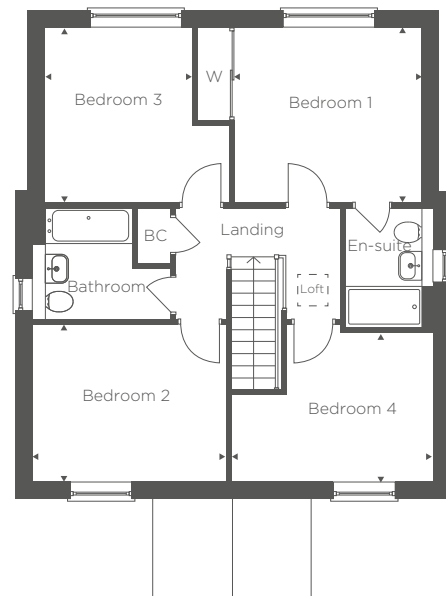
Plots 101, 102 & 103 As Shown

Step into this impressive detached property featuring four bedrooms. The ground floor flows gracefully, greeting you with a porch leading to a generous hall that doubles as a study. The open plan kitchen and dining room, accompanied by a utility area, set the stage for modern living. Upstairs, the master bedroom boasts an en-suite and built-in wardrobe, while the three additional bedrooms share a generous family bathroom located between bedrooms 2 and 3.



### GROUND FLOOR

Kitchen/Dining	23'10" x 10'10"	7.25m x 3.31m
Lounge	17'2" x 12'2"	5.23m x 3.70m
Study/Hall	14'5" x 7'4"	4.40m x 2.24m



### FIRST FLOOR

Bedroom 1	11'10" x 10'10"	3.62m x 3.31m
Bedroom 2	12'3" x 9'11"	3.74m x 3.01m
Bedroom 3	10'10" x 9'3"	3.31m x 2.83m
Bedroom 4	12'7" x 9'5"	3.84m x 2.86m

C - Cupboard BC - Boiler Cupboard W - Wardrobe



For more information please call: 01206 591013  
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Floorplans shown are approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 50mm. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Computer generated image indicative only.

# THE BENTLEY

Plots 101, 102 & 103 As Shown



## GENERAL SPECIFICATION

- Walls finished in Elephants Breath coloured emulsion and smooth white ceilings
- Oak Cottage style internal doors with chrome ironmongery
- Smart heating, with digital thermostatic radiator valves
- Combination boiler
- White satinwood staircase with oak newel caps and handrail
- Recessed down lights to kitchen, utility, cloakroom, bathroom and ensuite. LED strip lighting under kitchen wall units
- Landscaped front gardens
- 10 year new home warranty
- First two years customer service support from Mersea Homes
- Energy Performance Certificate "B" rating

## KITCHEN

- Duropal worktops with matching upstands and glass splashback to hob
- Siemens high level double oven
- Siemens 5 ring ceramic hob
- Extractor fan
- Integrated dishwasher and fridge/freezer
- Washing machine space and plumbing

## BEDROOMS AND BATHROOMS

- Ideal white sanitaryware
- Fully tiled shower enclosure
- Chrome heated towel rail
- Thermostatically controlled shower
- Built-in wardrobe to bedroom 1
- CAT6 to bedroom 1



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The information in this document is indicative and is intended to act as a guide only as to the finished product. Due to Mersea Homes' policy of continuous improvement, the finished product may vary from the information provided. This information in this brochure does not constitute a contract or warranty. All landscaping proposals are subject to planning.