

# Chesterwell Park



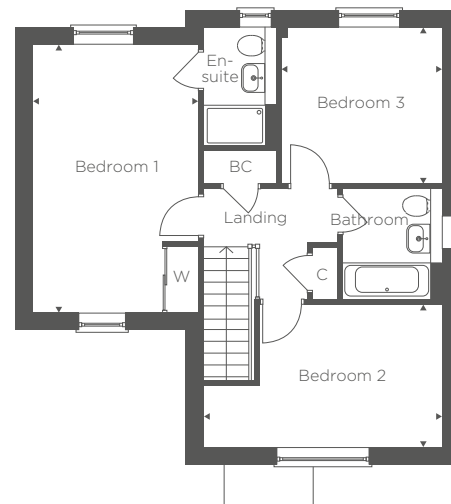
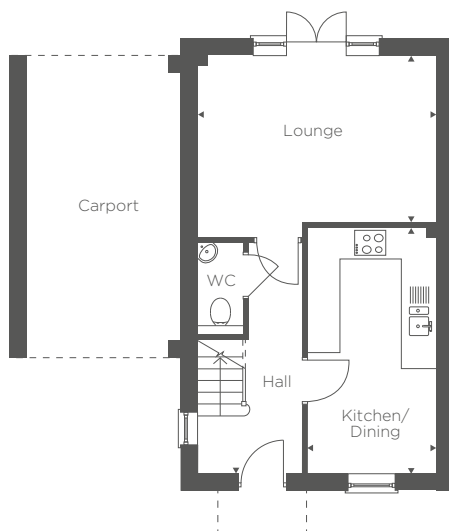
CHESTERWELL  
COLCHESTER

## THE FOXMERE

Plot 33, 41, 44, 89 As Shown

Plots 34 & 45, 88 & 90 Handed

Discover this exquisite two-storey, three-bedroom residence. A highlight is the high-spec open-plan kitchen and dining area at the front, while the rear boasts a spacious lounge with French doors opening to the garden. Upstairs, the master bedroom sits above the carport, offering an en-suite and built-in wardrobe. The two other bedrooms, positioned at the front and rear, share a convenient bathroom nestled in between.



No window to  
33, 34(h) 44,  
45(h), 89 & 90(h)

### GROUND FLOOR

Kitchen/Dining	15'6" x 7'12"	4.72m x 2.44m
Lounge	14'11" x 10'5"	4.55m x 3.19m

### FIRST FLOOR

Bedroom 1	16'9" x 10'4"	5.12m x 3.14m
Bedroom 2	14'11" x 8'11"	4.55m x 2.72m
Bedroom 3	10'1" x 9'9"	3.07m x 2.97m

C - Cupboard BC - Boiler Cupboard W - Wardrobe



For more information please call: 01206 591013  
[merseahomes.co.uk](http://merseahomes.co.uk)

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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.

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## GENERAL SPECIFICATION

- Walls finished in Elephants Breath coloured emulsion and smooth white ceilings
- White satinwood cottage style 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, 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 low level double oven
- Siemens 4 ring ceramic hob
- Extractor fan
- Integrated 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.