

Chesterwell Park



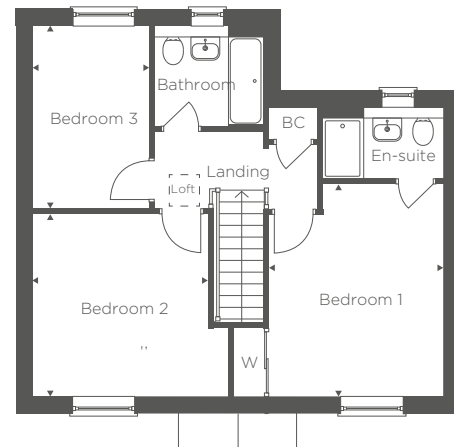
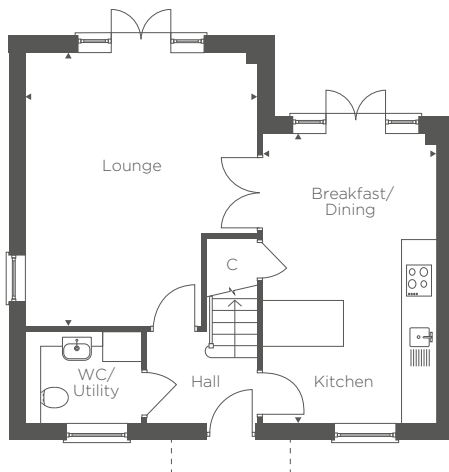
CHESTERWELL
COLCHESTER

THE YARROW

Plots 29 & 110 As Shown

Plots 6, 15 & 113 Handed

This impressive three-bedroom home features a seamless flow to the ground floor, with a spacious open-plan kitchen and breakfast area linking to a separate lounge – both leading out to the rear garden via French doors. The ground floor is complemented with a cloakroom and utility by the entrance. Upstairs, the spacious master bedroom offers an en-suite and built-in wardrobe, while the two additional bedrooms share a modern family bathroom.



GROUND FLOOR

Kitchen/Breakfast/Dining	18'3" x 10'10"	5.57m x 3.31m
Lounge	17'4" x 14'7"	5.28m x 4.44m

FIRST FLOOR

Bedroom 1	13'5" x 10'12"	4.09m x 3.35m
Bedroom 2	11'6" x 11'1"	3.50m x 3.38m
Bedroom 3	11'6" x 7'4"	3.51m x 2.23m

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 YARROW

Plots 29 & 110 As Shown Plots 6, 15 & 113 Handed



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, 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 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.