

Chesterwell Park



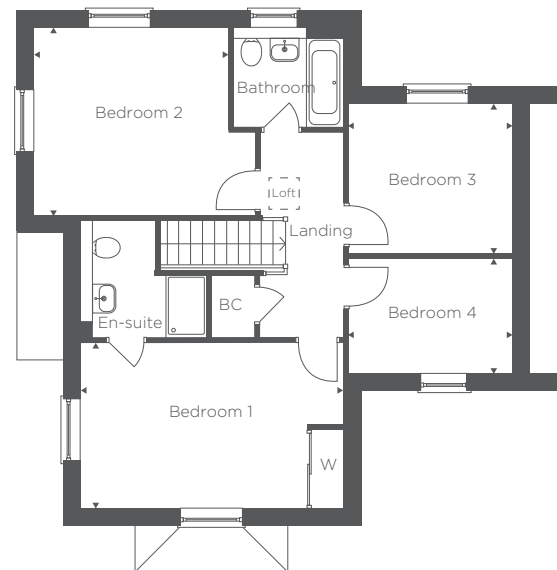
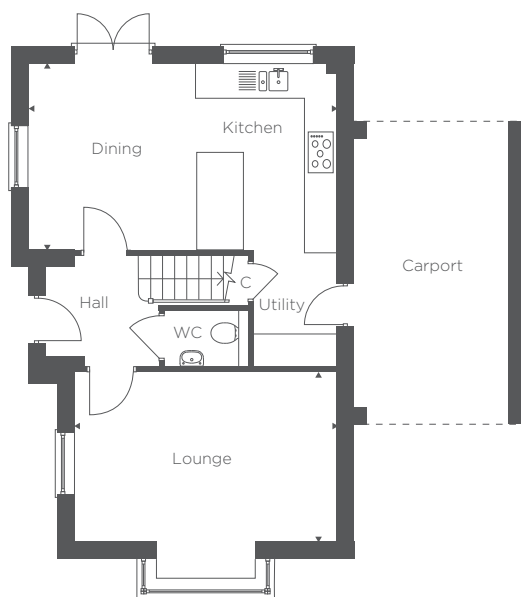
CHESTERWELL
COLCHESTER

THE KINGFISHER

Plots 36 & 40 As Shown

Plots 39, 47 & 91 Handed

This four-bedroom property impresses with an open-plan kitchen and dining area, complemented by a separate utility area. The spacious lounge, enhanced by a bay window, offers ample space for gatherings. Upstairs, the master bedroom includes a generous en-suite and built-in wardrobe, while the three additional bedrooms share a family bathroom conveniently located off the landing. Adequate storage space is also available on the landing.



GROUND FLOOR

Lounge	16'5" x 10'6"	5.00m x 3.20m
Kitchen/Dining	19'4" x 11'7"	5.90m x 3.54m

FIRST FLOOR

Bedroom 1	16'5" x 10'3"	5.00m x 3.14m
Bedroom 2	12'1" x 11'7"	3.69m x 3.54m
Bedroom 3	10'3" x 9'4"	3.13m x 2.84m
Bedroom 4	10'3" x 7'1"	3.13m x 2.15m

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.

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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.