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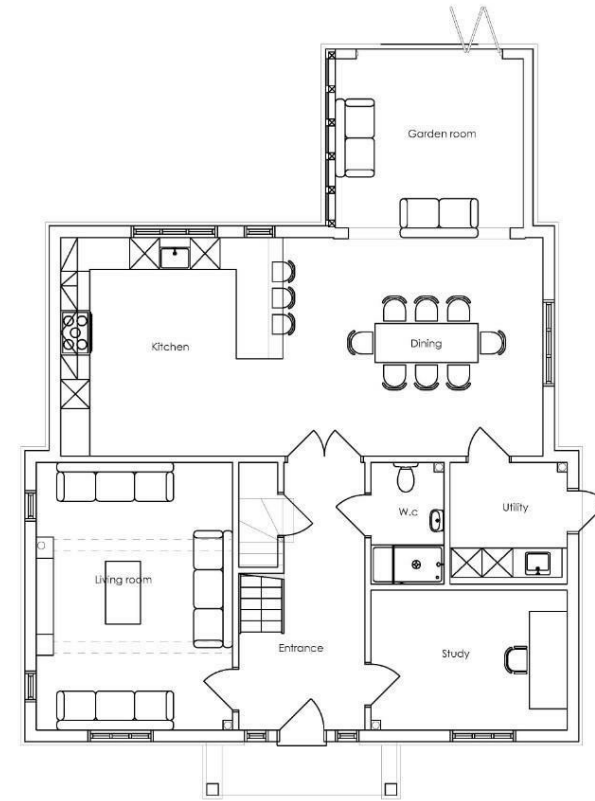
LIONELS CLOSE, DUNMOW

OFFERS OVER £1,000,000

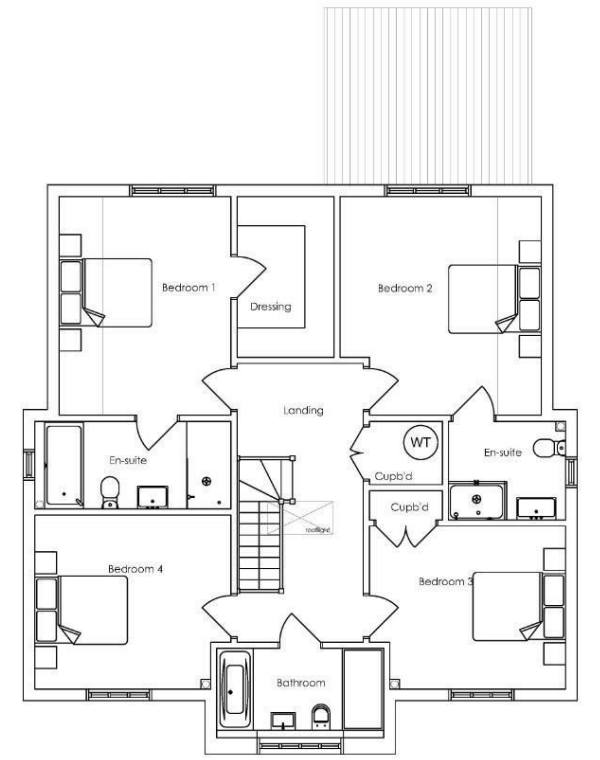


LIONELS CLOSE DUNMOW

Located on a bespoke new build development in the thriving market town of Great Dunmow is this opportunity to purchase your dream home off plan from the highly regarded developer "Pelham Structures.", there is also a Self Build option. The current design offers 2,400 Sq. Ft of expansive accommodation over two floors with a flexible layout and an abundance of natural light. Externally the property will offer a double cart lodge with driveway parking and a landscaped rear garden. Pelham Structures have been building luxury developments locally for over thirty years with sustainable building methods and high specification finishes. Please feel free to contact Daniel Brewer Estate Agents to discuss the process in more detail, please note the asking price is based on the finished property. Estimated completion date as Late 2024 early 2025.



Ground Floor Plan



First Floor Plan



Proposed Accommodation

13'1" x 11'8" (4.01 x 3.57)

Entrance Hall

Cloakroom

Living Room 5.45m x 4.01m (17'10" x 13'1")

Study 4.01m x 2.84m (13'1" x 9'3")

Kitchen/Dining Room 9.85m x 4.46m (32'3" x 14'7")

Sun Room 3.73m x 3.42m (12'2" x 11'2")

Utility Room 2.48m x 2.38m (8'1" x 7'9")

First Floor Landing

Principal Bedroom 4.49m x 3.51m (14'8" x 11'6")

Dressing Room

En-Suite

Bedroom Two 4.49m x 4.11m (14'8" x 13'5")

En-Suite

Bedroom Three 4.01m x 3.35m (13'1" x 10'11")

Bedroom Four 4.01m x 3.57m (13'1" x 11'8")

Family Bathroom

Design & Build Process

Working alongside Pelham Structures and in house architects will enable you to have the flexibility to alter the layout and be guided through the design process. You will have the necessary input to finish your bespoke family home to the desired style. This unique opportunity really delivers a stress free option to building the perfect property.

- Four Bedrooms
- Detached Executive Home
- Double Garage With Driveway
- Enclosed Rear Garden
- Bespoke Self-Build Opportunity or Purchase Off Plan
- Flexible Living Layout
- Expansive Accommodation Measuring 2,400 Sq. Ft.
- High Specification Finish
- 10 Year Warranty
- Walking Distance To Town Centre





About Pelham Structures Limited

Established in 1993 PSL is a local family-run property developer, that over the past 31 years has established a reputation for building attractive bespoke homes.

Based in Butts Green, Saffron Walden they primarily operate within a 30 mile radius of their base, with a focus on delivering high quality developments that reflect the local vernacular. Their ambition is always to provide developments that are sympathetic to the character of the area and assimilate well into their surroundings.

Pelham Structures originated as a Timber Frame manufacture specialising in offsite construction, which helps ensure build quality and reduces the construction period. This still forms a core part of their business and all of their homes are built using timber frames, manufactured in Butts Green, Clavering, where they have just constructed a new factory to increase the amount of work that is done offsite. This enables them to start and deliver units on site quickly.

Subject to the approval of this application it is the intention that PSL will construct all the infrastructure and roads required to service the individual plots.

PSL will work with each plot purchaser to design a beautiful bespoke home to fit their specific requirements, following which they will constructing the foundations to oversite/‘Golden Brick’.

Once foundations are complete the self builder will then be able to undertake their own build. However, PSL appreciate that self-builders may need a degree of support to enable them to complete the build and will also be offering purchasers the following options:

- Timber Frame Kit: PSL will supply and erect the timber frame.
- Watertight Shell: PSL will build the body of the structure and the purchaser will then complete the internal fit out themselves.
- Complete Build: PSL will build the property completely to the design requirements of the purchaser.

Agents Notes

The internal images are for illustrative purposes only. These are of previous finished properties built by the developer.

