



DANIEL BREWER

Bringing People and Property Together

NOTICE: This floorplan is NOT to be used for any engineering, surveying, structural, or planning purposes. Although great care has been taken to ensure accuracy, this drawing is intended for illustrative purposes only.

The numerical values and/or graphical representations of (but not limited to): position, relative size, dimensions, areas, shape, and type of (but not limited to): rooms, objects, walls and stairs are approximate only - no guarantee is made on either their precision or accuracy.

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LIONELS CLOSE, DUNMOW

£1,135,000



LIONELS CLOSE DUNMOW

*** Estimated Completion For July 2025*** Located on a bespoke new build development in the thriving market town of Great Dunmow is this five bedroom detached family home constructed by the highly regarded developer "Pelham Structures. The current design offers 2,642 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.





Proposed Accommodation

Entrance Hall

Cloakroom

Living Room 6.2m x 3.9m (20'4" x 12'9")

Study 4.1m x 3.9m (13'5" x 12'9")

Kitchen/Dining/Family Room 10.9m x 7.5m (35'9" x 24'7")

Utility Room 2.7m x 2.6m (8'10" x 8'6")

First Floor Landing

Principal Bedroom 4.2m x 4.1m (13'9" x 13'5")

Dressing Room

En-Suite

Bedroom Two 4.1m x 3.1m (13'5" x 10'2")

En-Suite

Bedroom Three 4m x 3.9m (13'1" x 12'9")

Bedroom Four 3.9m x 3.6m (12'9" x 11'9")

Bedroom Five 3.5m x 3.1m (11'5" x 10'2")

Family Bathroom

- FiveBedrooms
- Detached Executive Home
- Double Garage With Driveway
- Enclosed Rear Garden
- Flexible Living Layout
- Expansive Accommodation Measuring 2,642 Sq. Ft.
- High Specification Finish
- 10 Year Warranty
- Walking Distance To Town Centre
- Estimated Completion For July 2025





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

