



**Beaulieu**  
**£1,150,000**  
**5-bed detached house**

## Frederick Hawkes Gardens

Imposing modern family residence in the prestigious Beaulieu area is this truly exceptional home, finished to the highest standard and offering over 3,500 sq.ft of meticulously designed living space across three floors. This impressive, detached home marries contemporary architectural flair with an abundance of natural light, creating an environment of refined comfort and timeless quality.

As you enter, the entrance hall makes a powerful first impression and sets the tone for the space that follows. The ground floor seamlessly accommodates modern family life with a spectacular open-plan lounge and kitchen. Completing this level are a versatile study/bedroom 5, a convenient utility room, a stylish cloakroom, and direct access to a double garage.

Ascending to the first floor, you are greeted by a floor-to-ceiling window with a signature light feature, flooding the expansive landing with daylight. A generous first-floor lounge, highlighted by lofty ceilings, designer lighting and two private balconies, provides a distinguished space for relaxation or informal gatherings. The luxurious master suite enjoys an elegant ensuite, accompanied on this floor by a further bedroom and a beautifully appointed family bathroom.

**Chelmsford**  
**11 Duke Street**  
**Essex CM1 1HL**

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[thehomepartnership.co.uk](http://thehomepartnership.co.uk)

# Floor Plans



APPROX INTERNAL FLOOR AREA  
136 SQ M 1460 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
327 SQ M 3510 SQ FT  
Including Garage

This plan is for layout guidance only and is NOT TO SCALE. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

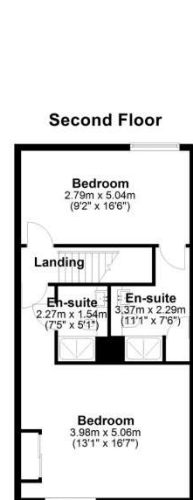
HOME



APPROX INTERNAL FLOOR AREA  
138 SQ M 1481 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
327 SQ M 3510 SQ FT  
Including Garage, Roof Terrace & Balcony

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HOME



APPROX INTERNAL FLOOR AREA  
53 SQ M 569 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
327 SQ M 3510 SQ FT  
Including Garage, Roof Terrace & Balcony

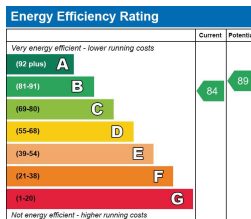
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HOME

## Features

- Stunning family home
- Over 3,500 sq.ft
- Walking distance to New Hall School & Beaulieu Park School
- Double garage & driveway
- Terrace & balcony
- Versatile layout
- No onward chain
- Immaculately presented
- Utility room
- Three en-suites

## EPC Rating



Tenure: Freehold

Vendor has advised that management service charge: £40pcm

Band G is the council tax band for this property with an annual amount of £3,684.90.

## The Nitty Gritty

As an integral part of the community, we've gotten to know the best professionals for the job. If we recommend one to you, it will be in good faith that they'll make the process as smooth as can be. Please be aware that a small number of the parties we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

Should you successfully have an offer accepted on a property of ours and proceed to purchase it there is an administration charge of £36 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.

