



LUXURY

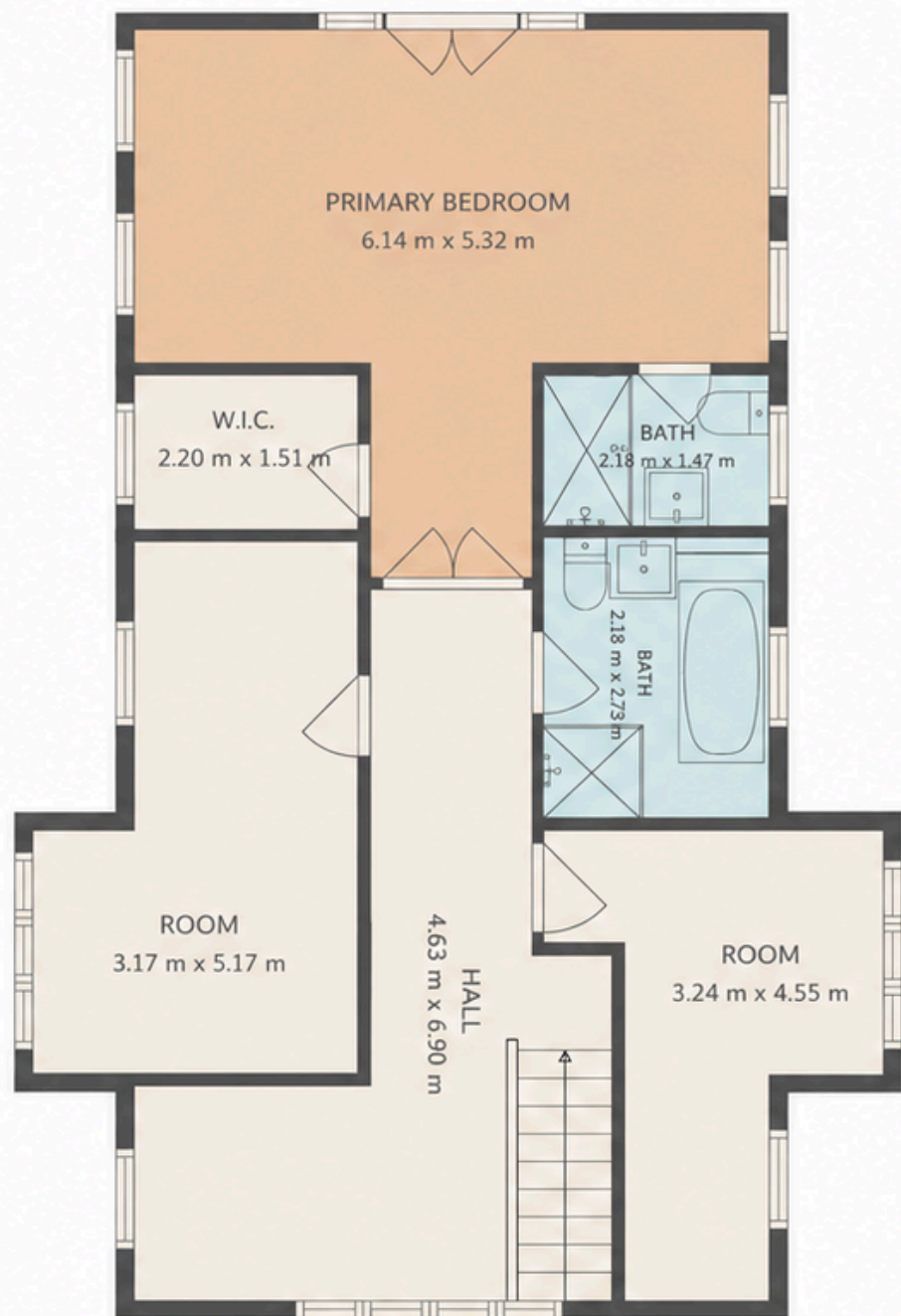
LIVING REDEFINED



EXCLUSIVE
PROPERTY
FOR SALE



Ground floor



1st floor

Total GLA: 201 m2 | Total: 202 m2
 Ground floor: 119 m2
 1st floor: 82 m2 (Excluded areas 1 m2)

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



Why Westbrook Property Group Loves This Home

We love this home because it delivers the full package, starting with its fantastic kerb appeal. The attractive modern frontage, generous driveway and clean architectural finish give the property a real sense of presence before you even step through the door.

Inside, the house continues to impress with approximately 2,160 sq ft of beautifully finished, flexible accommodation. The standout feature is the incredible open-plan kitchen, dining and living space, which creates a superb hub for family life and entertaining, with direct access out to the garden.

The layout can comfortably provide three or four bedrooms, alongside multiple bathrooms, excellent storage and a superb principal bedroom suite with its own dressing area. Finished to an exceptional standard throughout and designed with modern living in mind, Butts Way is a home that feels every bit as impressive in person as it looks from the outside.

Property Measurements

Entrance Hall 28'6" x 8'10" (8.68m x 2.68m) – a spacious central hallway providing access to the principal ground-floor rooms and staircase to the first floor.

Kitchen 17'3" x 10'10" (5.25m x 3.29m) – an impressive newly fitted kitchen with a substantial central island, forming part of the outstanding open-plan living space.

Living Room 16'1" x 9'6" (4.89m x 2.89m) – a beautifully finished reception area with excellent natural light and direct connection to the kitchen and dining areas.

Dining Area 16'0" x 7'9" (4.88m x 2.36m) – a generous entertaining space overlooking the rear garden and forming part of the superb open-plan family area.

Pantry / Utility 10'7" x 10'2" (3.22m x 3.11m) – an exceptionally useful additional space adjoining the kitchen, providing extensive storage and practical utility accommodation.

Ground-Floor Bedroom 18'11" x 10'5" (5.77m x 3.17m) – a substantial double bedroom offering excellent flexibility for guests, multi-generational living or ground-floor accommodation.

Ground-Floor Bedroom / Reception Room 16'3" x 10'2" (4.96m x 3.11m) – a versatile room suitable for use as a fourth bedroom, additional reception room, study or home office.

Ground-Floor Shower Room 7'10" x 3'3" (2.39m x 0.99m) – fitted with shower facilities and conveniently positioned close to the ground-floor bedroom.

Separate WC 6'1" x 3'11" (1.86m x 1.19m).

Plant Room – accessed externally and housing the property's underfloor heating system, hot-water cylinder and associated mechanical equipment.
First Floor

Principal Bedroom 20'2" x 17'5" (6.14m x 5.32m) – an outstanding principal suite of impressive proportions with direct access to its own dressing room and bathroom facilities.

Walk-In Wardrobe 7'3" x 4'11" (2.20m x 1.51m).

En-Suite Shower Room 7'2" x 4'10" (2.18m x 1.47m).

Bedroom 17'0" x 10'5" (5.17m x 3.17m) – a generous double bedroom with excellent floor space and natural light.

Bedroom 14'11" x 10'8" (4.55m x 3.24m) – another well-proportioned double bedroom.

Family Bathroom 8'11" x 7'2" (2.73m x 2.18m) – a beautifully finished bathroom with bath, separate shower, WC and wash hand basin.

External Features

Frontage & Parking – the property enjoys impressive kerb appeal with an attractive modern façade and a substantial gravel driveway providing extensive off-street parking.

Rear Garden – a generous private rear garden providing excellent space for entertaining, children and family use.

Detached Outbuilding / Garage – a useful brick-built detached building positioned within the rear garden, offering valuable additional storage or potential alternative use, subject to any necessary consents.

Total Floor Area: approximately 2,164 sq ft / 201 sq m



ACCOMMODATION & FEATURES

THIS EXCEPTIONAL NEW-BUILD THREE/FOUR-BEDROOM DETACHED HOME OFFERS BEAUTIFULLY FINISHED, SPACIOUS AND HIGHLY VERSATILE ACCOMMODATION ARRANGED OVER TWO FLOORS. EXTENDING TO APPROXIMATELY 2,164 SQ FT, THE PROPERTY HAS BEEN DESIGNED AROUND MODERN FAMILY LIVING, COMBINING GENEROUS PROPORTIONS WITH A HIGH-QUALITY CONTEMPORARY FINISH THROUGHOUT.

AT THE HEART OF THE HOME IS THE IMPRESSIVE OPEN-PLAN KITCHEN, DINING AND LIVING SPACE, CREATING A SUPERB EVERYDAY FAMILY AREA AS WELL AS AN IDEAL SETTING FOR ENTERTAINING. THE KITCHEN HAS BEEN FINISHED TO AN EXCELLENT STANDARD WITH A SUBSTANTIAL CENTRAL ISLAND, WHILE THE ADJOINING DINING AND LIVING AREAS ENJOY AN ABUNDANCE OF NATURAL LIGHT AND DIRECT ACCESS TO THE REAR GARDEN.

THE GROUND FLOOR ALSO PROVIDES EXCEPTIONAL FLEXIBILITY, WITH A GENEROUS BEDROOM AND A FURTHER SUBSTANTIAL ROOM WHICH COULD BE USED AS A FOURTH BEDROOM, ADDITIONAL RECEPTION ROOM, STUDY OR HOME OFFICE. A GROUND-FLOOR SHOWER ROOM, SEPARATE WC, LARGE PANTRY/UTILITY AREA AND EXTERNALLY ACCESSED PLANT ROOM HOUSING THE UNDERFLOOR HEATING AND HOT-WATER SYSTEMS FURTHER ENHANCE THE PRACTICALITY OF THE HOME.

UPSTAIRS, THE OUTSTANDING PRINCIPAL BEDROOM PROVIDES A REAL SENSE OF LUXURY, WITH IMPRESSIVE PROPORTIONS, A DEDICATED WALK-IN WARDROBE AND EN-SUITE SHOWER ROOM. TWO FURTHER GENEROUS BEDROOMS AND A BEAUTIFULLY APPOINTED FAMILY BATHROOM COMPLETE THE FIRST-FLOOR ACCOMMODATION.

EXTERNALLY

THE PROPERTY ENJOYS EXCELLENT KERB APPEAL, WITH AN ATTRACTIVE CONTEMPORARY FRONTAGE AND A SUBSTANTIAL GRAVEL DRIVEWAY PROVIDING EXTENSIVE OFF-STREET PARKING. TO THE REAR IS A GENEROUS PRIVATE GARDEN OFFERING EXCELLENT SCOPE FOR FAMILY USE, ENTERTAINING AND OUTDOOR LIVING. THE GARDEN ALSO BENEFITS FROM A DETACHED BRICK-BUILT OUTBUILDING/GARAGE, PROVIDING VALUABLE ADDITIONAL STORAGE AND FURTHER VERSATILITY.

COMBINING IMPRESSIVE SPACE, A STRIKING FINISH AND A HIGHLY ADAPTABLE LAYOUT, BUTTS WAY IS A STANDOUT FAMILY HOME THAT IS READY TO MOVE STRAIGHT INTO AND ENJOY.

Location

Set within a semi-rural position on Butts Way, the property enjoys a more peaceful setting while remaining conveniently placed for Chelmsford and the surrounding area.

Chelmsford city centre is within easy reach, offering an excellent selection of shops, restaurants, bars and leisure facilities.

Chelmsford Station provides fast and direct rail services into London Liverpool Street, making the location well suited to commuters.

The property is also well placed for highly regarded local schools, countryside walks, parks and open green spaces. Excellent road connections provide convenient access to the A12 and A130, as well as surrounding towns and areas across Essex.

Key Highlights

- Exceptional newly built three/four-bedroom semi-rural home
- Approximately 2,164 sq ft of beautifully designed accommodation
- Impressive open-plan kitchen, dining and living space
- Stunning principal bedroom with walk-in wardrobe and en-suite
- Flexible ground-floor bedroom / additional reception room
- High-quality contemporary finish throughout
- Underfloor heating with dedicated externally accessed plant room
- Generous private rear garden with detached outbuilding / garage
- Excellent kerb appeal with substantial off-street parking
- Peaceful semi-rural setting while remaining within easy reach of Chelmsford

