



LAMB & CO

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## CHESTNUT CLOSE, ELMSTEAD MARKET, CO7 7XL PRICE £750,000

This impressive four-bedroom detached new home in Elmstead Market offers the perfect blend of contemporary design, spacious living and practical family accommodation. Featuring four generously sized double bedrooms, this beautifully designed home is ideal for modern family life.

At the heart of the property is a stunning open-plan kitchen, dining and family room, creating a bright and sociable space for everyday living and entertaining. The kitchen comes complete with integrated appliances, while flooring is included throughout, allowing you to move straight into your new home.

- Four Bedroom Detached House
- Double Garage & Off Road Parking
- Integrated Appliances
- Last Plot Remaining
- Open-Plan Living
- Ground Floor Study



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## Paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### ENTRANCE HALL



### LIVING ROOM

18'4" x 13'7" (5.59m x 4.16m )



### KITCHEN/FAMILY ROOM

22'11" x 18'6" (7.01m x 5.64m )



### DINING AREA



### UTILITY ROOM

6'8" x 5'9" (2.04m x 1.76m )



## STUDY

13'1" x 10'6" (4.01m x 3.22m )



## BEDROOM ONE

10'1" x 11'5" (3.09m x 3.48m )



## WC



## DRESSING AREA



## LANDING



## EN SUITE



## BEDROOM TWO

13'1" x 9'8" (4.01m x 2.96m )



## BATHROOM



## BEDROOM THREE

13'5" x 9'3" (4.09m x 2.82m )



## GARDEN



## BEDROOM FOUR

9'6" x 8'7" (2.90m x 2.64m )



## REAR ASPECT



## FRONT ASPECT



Garden Facing: East  
Non-Standard Features to note:

### Agents Note Sales

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

### Material Information

Council Tax Band: TBC

Heating: Gas central

Services:

Mains electricity - Yes

Mains gas - Yes

Mains water - Yes

Mains drainage - Yes

Other -

Broadband: Ultrafast Fibre

Mobile Coverage:

O2 - 75%

EE - 85%

Three - 82%

Vodafone - 74%

Construction: Conventional

Restrictions: N/A

Rights & Easements: N/A

Flood Risk:

Rivers & Sea - Very low

Surface Water - Very Low

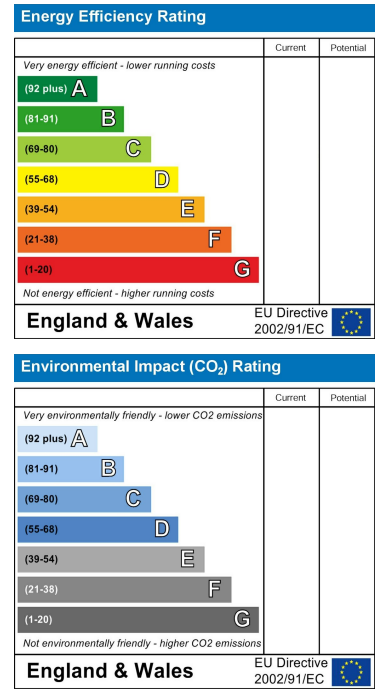
Additional Charges: TBC

Seller's Position: No Onward chain

## Map



## EPC Graphs



## Floorplan



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