

oakheart

£800,000

Plot 5, Farmstead Manor, Woodham Ferrers

Plot 5 at Farmstead Manor is a spacious 4 bedroom detached home of around 1,679 sq ft, designed in a barn-style within an attractive courtyard setting and benefiting from a double garage and generous garden. The ground floor centres on a superb open-plan kitchen/dining space measuring approximately 18'0" x 16'1", complemented by a 22'7" x 16'2" living room that offers excellent family and entertaining space with direct access to the garden.

Upstairs, there are four well-proportioned bedrooms including a luxurious principal bedroom with en suite, three further good-sized rooms and a contemporary family bathroom. As with the rest of Farmstead Manor, the home features a premium specification including underfloor heating to the ground floor via an air source heat pump, High Specification kitchen with quartz worktops and AEG appliances, Porcelanosa tiling, LVT to living areas with

carpet to bedrooms, spotlights throughout, EV car charger, porcelain patio tiles and fully turfed gardens.



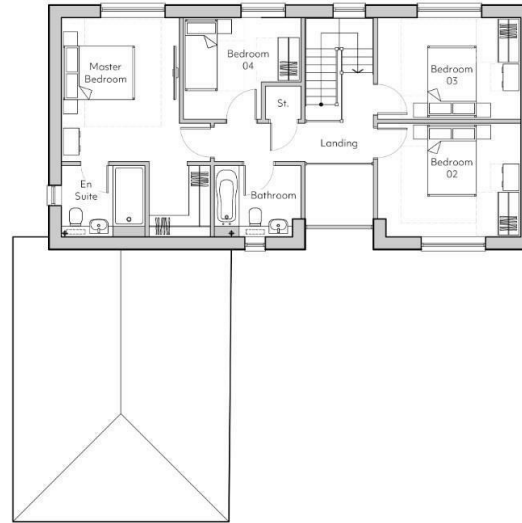








**Ground Floor**




**First Floor**

Local Authority:  
Chelmsford County Council

Tenure:  
Freehold

Council Tax Band:  
New Build

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

Oakheart Chelmsford  
01245 800181  
chelmsford@oakheart.co.uk  
20 Victoria Road, Chelmsford, Essex, CM1 1PA

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