Logan Homes



5 The Stackyard
Little Chesterford

CHEFFINS

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A generously proportioned 2 bedroom, semi-detached property by award-winning developer Logan Homes with a high specification on this exclusive new development in a rural yet well connected setting

Entrance Hall | Kitchen/ Breakfast Room | Sitting Room | Master Bedroom with En-Suite | Second Double Bedroom | Family Bathroom | Double Covered Car Port









The Stackyard

The Stackyard is a stylish development of 5 new homes nestled on the edge of the pretty village of Little Chesterford. Combining a complimentary palette of traditional architectural styles and materials, set around a central courtyard and designed to give the impression of a farmstead, each property is individually designed to suit its position in the development.

Location

The location affords the properties a rural setting and views over open countryside whilst being within easy reach of all services and excellent transport links. The highly regarded and much sought after village of Little Chesterford is conveniently situated just 1 mile from access on to the M11 motorway at Stumps Cross (jt 9). The market town of Saffron Walden with its extensive range of shopping, schooling and recreational facilities is situated about 3 miles south and the University City of Cambridge is about 12 miles north. For the commuter there are main line stations in the neighbouring village of Great Chesterford and Audley End providing us with a commuter service to London's Liverpool Street.

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Logan Homes approach each project with a fresh perspective, creating truly, distinctive and individually designed homes. While the designs may be bespoke, common to all developments are two key elements: exceptional build quality and a superb specification. A Logan home combines stunning good looks with traditional aesthetic values and all the comforts that modern homeowners expect.

For complete peace of mind, all properties carry a 10-year ICW warranty.

To see examples of our previous projects and the quality of finish that we provide, please do visit our website: www.logan-homes.co.uk

The Stackyard Management Company

A management company will be formed and handed over to the residents on completion of the final sale of which all residents will be equal shareholders. The management company will be responsible for the maintenance of the shared access, landscaped areas and fences.

Specification

Fully fitted kitchen, energy efficient heating via air-source heat pump, super-fast broadband, tile and carpet floor finishes throughout, landscaped garden, electric vehicle charger, in-roof battery-ready solar panels

Kitchen
- Fully fitted kitchen, incorporating fitted base and eye level units with Silestone worktops
- Integrated appliances including fan oven, combi microwave, induction hob
- Integrated fridge and freezer
- Integrated dishwasher
- Integrated washine machine / dryer
- Sink with polished chrome tap

Bathrooms
- Contemporary styled bathrooms
- Vanity basin with chrome tap
- Mirror with light and de-mist element
- Showers with adjustable heads
- Baths with chrome filler taps
- WCs with water efficient dual flush and soft close seats
- Heated towel rails
- Ceramic floor tiles and wall tiling to selected areas

Heating, electrical and lighting
- Heating via an energy efficient air source heat pump with under floor heating to ground floor, thermostatically controlled radiators to first floor
- Pressurised hot water system
- Polished or brushed effect chrome light switches throughout
- White plastic plug sockets throughout, except above kitchen, utility counters, kitchen islands (polished or brushed effect chrome). Some sockets to incorporate USB charging outlets
- Power and light to loft with ladder access

Home entertainment and communications
- Provision for TV points to kitchen, all reception rooms and bedrooms
- Telephone point in hall
- Fibre cabling providing super-fast broadband

Interior finishes
- Painted double glazed windows with French doors to rear terraces
- Ceramic floor tiles to hall, cloakroom, kitchen/breakfast room and all bathrooms. Fitted carpets to the rest of the house
- Fitted wardrobe to Bedroom 1
- Satin paint finishes to all internal joinery
- Internal walls emulsion
- Half round coving throughout
- Staircases with Oak hand, base rails and newels with painted stop chamfered balusters

External finishes
- Landscaped garden areas with turfed lawn
- Natural sandstone paving to rear terrace
- External tap and power point
- Garden store
- Double covered car port with light, power and Electric Vehicle Charger
- Battery-ready in-roof solar panels

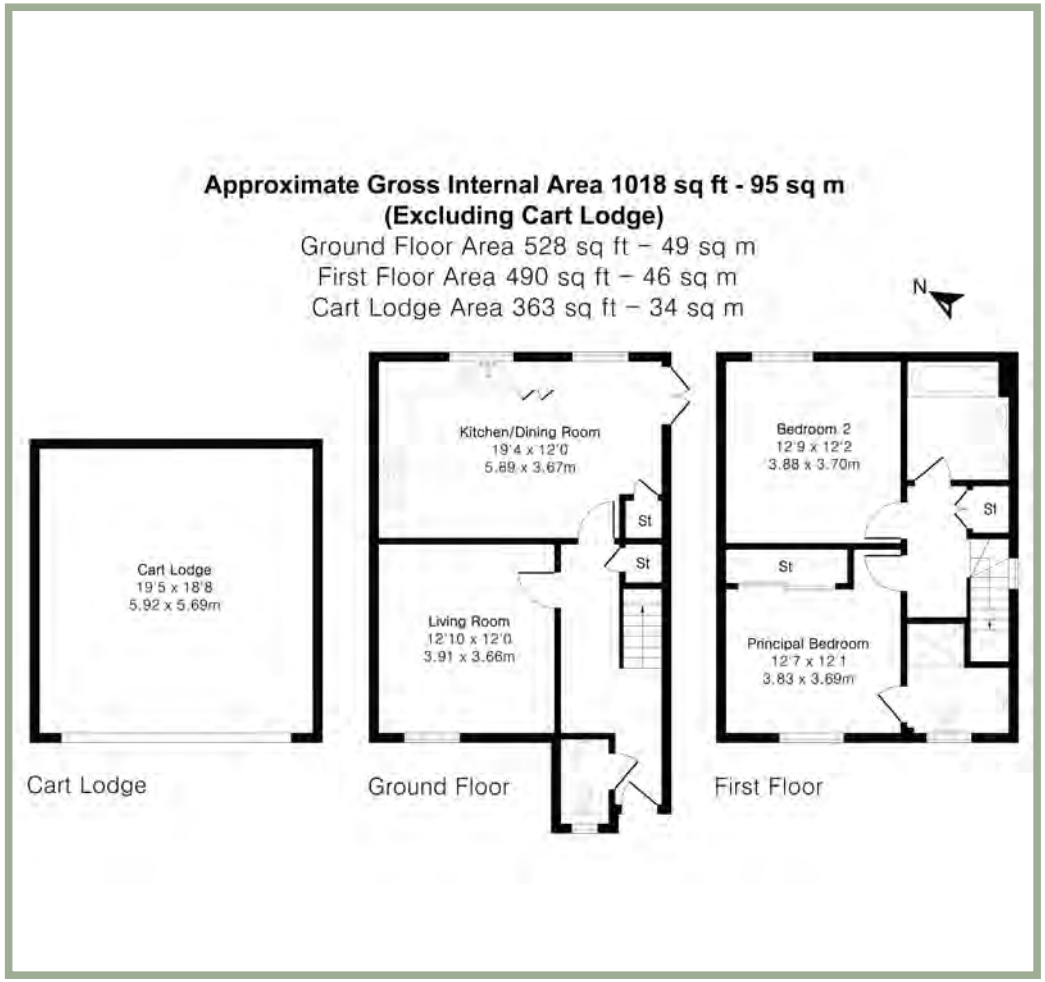
Security and peace of mind
- External light to all external doors
- Fully fitted intruder alarm
- Mains fed smoke detector with battery back up fitted to hall and landing
- 10 year ICW structural warranty







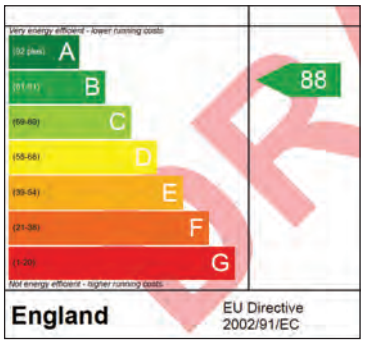
Floor Plan



Development Layout



Predicted EPC



For more information, please contact our selling agents:

CHEFFINS

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Front cover has been digitally modified to add drive finish and landscaping that is representative of the final specification. Furniture and soft furnishings have been digitally added to some interior photos and for avoidance of doubt are not included in the sale. Room sizes are approximate and floorplans are not to scale. Plans and specification are correct at time of going to press. Please ensure that you check for specific plot details. If there are any important matters that may affect your decision to buy, please check these with our selling agents.