

oakheart

£895,000

Plot 22, Scholars Close, Felsted



****£10,000 STAMP DUTY INCENTIVE AVAILABLE****

The Nolan embodies timeless elegance and welcoming charm in its architectural design, epitomising sophistication and contemporary living within the sought-after Scholars' Green development. Spanning over two floors and boasting over 2,000 square feet of lavish living space, this detached four-bedroom residence exudes a sense of grandeur and modernity.

Upon entry, you are greeted by a spacious living room adorned with a striking fireplace and cosy wood-burner, alongside a secluded study and utility rooms offering practical convenience. The heart of the home lies in the expansive

open-plan kitchen, dining, and living area, illuminated by natural light streaming through glazed sliding doors and Velux roof lights, creating an ambiance of serenity and openness.

Ascending the staircase, you discover three generously sized double bedrooms alongside a master suite featuring an en-suite shower room, a Juliet balcony with captivating eaves height feature windows, and a dedicated dressing area. The family bathroom exudes contemporary elegance with its quality fixtures and fittings.

Nestled in a tranquil private turning within Watch House Green, Scholars' Green seamlessly blends the charm of Each home within the collection boasts its own distinctive character, unified by

a harmonious blend of traditional materials, exceptional craftsmanship, and contemporary styling. Thoughtfully landscaped plots with ample parking and lush greenery complement the homes' exteriors, while interiors are meticulously designed to maximise natural light and provide spacious, well-appointed living areas ideal for modern-day living.

Designed with innovative energy-efficient features and flexible layouts, the homes cater to a variety of lifestyles, with dedicated spaces for remote working and ample connectivity options. Garages and off-road driveways further enhance the convenience and comfort.











Local Authority:
Uttlesford District Council

Tenure:
Freehold

Council Tax Band:
New Build

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>	86	
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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.

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