



**Hawthorn Close, Bicknacre , Essex CM3 4FQ**  
**£750,000**

**Church & Hawes**  
Est.1977  
Estate Agents, Valuers, Letting & Management Agents

BRAND NEW DETACHED residence individually designed by Troy Homes. Located within this most exclusive development on the southern edge of Bicknacre village.

This home offers accommodation of 1,718 square feet and includes a fantastic open plan kitchen dining and family room, four bedrooms and four bathrooms.

Bicknacre is a favoured village affording various amenities including a primary school & pre-school, doctors surgery and the fantastic White Elm Garden centre with shopping village and a petting zoo.

Excellent access to Chelmsford, South Woodham Ferrers and Maldon. The A12 & A130 are both about 4 miles away.



## Welcome to Hawthorn Close

Each of the homes offers a prime location within Bicknacre, a popular village well located in Essex. Carefully planned within a private cul-de-sac, Hawthorn Close offers an attractive landscaped street scene.

These fantastic new homes have been designed with a real eye for detail, combining a modern day yet homely feel, ideal for present day living. The homes have high specification quality kitchens, incorporating fridge freezers, fitted dishwashers, Bosch ovens and hobs. Properties come with under floor heating to the ground floor, washing machine, electric vehicle charging point, turfed and paved front and rear gardens, garage or parking and shed.

With a high standard of finish, a stylish ambiance has been created that is perfect for families within a practical living space with well-proportioned layouts. With a commitment to building homes of the highest quality that meet your needs, all of the properties are finished to the highest of standards with an excellent energy rating and come with a 10 year NHBC warranty, ensuring long-lasting enjoyment and peace of mind for you as a new home owner.

### Accommodation

Kitchen/Dining - 20' 7" x 11' 8" (max) (6265 x 3550mm) (max)

Living Room - 16' 10" x 12' 9" (5135 x 3884mm) narrowing to 16' 10" x 9' 11" (5135 x 2778mm)

Utility - 6' 5" x 4' 1" (1960 x 1249mm)

### WC

Garage - 23' 8" x 10'0" (7222 x 3060mm)

Bedroom One - 11' 9" x 9' 1" (min) (3590 x 2778mm) (min)

### En-suite

Bedroom Two - 16' 9" (min) x 12' 8" (5100 (min) x 3852mm)

### En-suite

Bedroom Three - 11' 2" x 10' 11" (max) (3396 x 3336mm) (max)

### En-suite

Bedroom Four - 14' 5" x 9' 0" (4393 x 2750mm) narrowing to 14' 5" x 6' 7" (4393 x 1699mm)

### Bathroom

### Specification

#### Kitchen & Utility

- High quality kitchen furniture

- Quartz worktops and upstand in kitchen; laminate in utility

- Glass splashback behind oven

- Under cabinet LED lighting

- Soft close doors and drawers

- Integrated cutlery drawer in kitchen
- 1.5 bowl under mounted sink in kitchen; single bowl in utility
- Amtico flooring throughout kitchen/dining room and utility\* (plot dependant)

#### Appliances

- Integrated single multifunction oven
- Integrated microwave (plot dependant)
- Black glass induction hob
- Integrated extractor hood
- Integrated dishwasher
- Integrated fridge/freezer 70/30 split
- Freestanding washer/dryer in utility

#### Bathroom & En-suites

- White sanitaryware with Hansgrohe taps and shower
- Chrome heated towel rail
- Mirrored wall cabinet including shaver socket
- Full height tiling around bath and shower enclosure and half height on all other walls with sanitaryware where appropriate
- LED downlighters
- Amtico flooring throughout

#### Heating & Electrical

- Gas fired wet system underfloor heating to ground floor; compact radiators to first floor Combi boiler
- LED downlighters to ground floor; pendants to first floor
- Brushed chrome sockets throughout ground floor, excluding cupboards; white in all other rooms
- TV points in kitchen/dining room, living room and bedrooms
- TV/SAT distribution system
- Fibre broadband available (subject to connection by homeowner)
- BT points in kitchen/dining room and living room
- USB & USB-C sockets in kitchen/dining room, living room, study and bedrooms

#### Hallway

- Amtico flooring with matwell

#### Specification Continued

##### Internal

- Dark grey contemporary front door with brushed chrome ironmongery and door bell
- White painted internal doors with brushed chrome handles
- All walls painted with Dulux paint: colour goose down
- Fitted wardrobes to bedroom one
- White UPVC windows with chrome handles

#### External

- Electric car charger
- Front and rear outside tap
- Rear double power socket
- Paved patio with turfed garden
- Garage or shed (plot dependant)
- Outside lights

#### Guarantee

- NHBC 10 year warranty

\*All specification is subject to availability.

#### Agent's Note

CGI's, images, dimensions, specifications and plans are provided for guidance purposes only, may be of previous developments and not specific to this plot and may differ from the finished development.

#### Agents Notes, Money Laundering & Referrals

AGENTS NOTE: These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

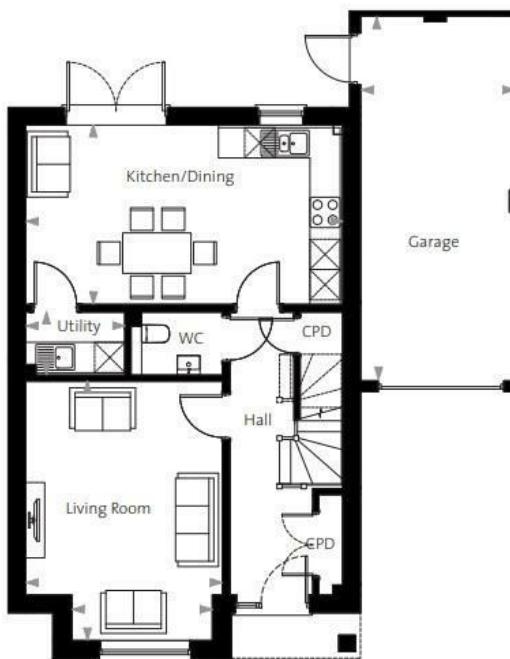
MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there is no delay in agreeing a sale.

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

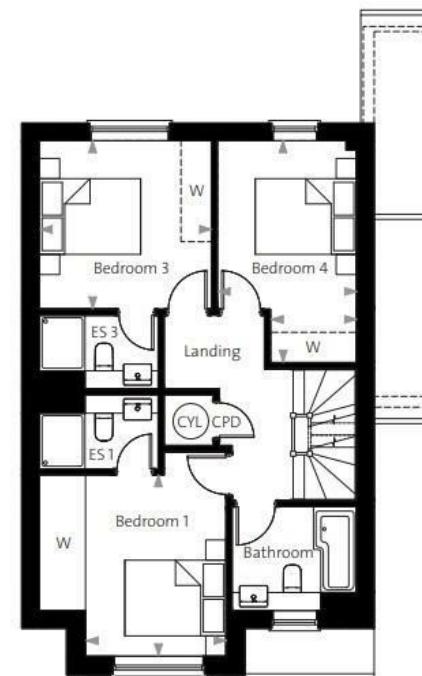




Ground Floor



First Floor



Second Floor

