



**PRESTIGE & VILLAGE**

UK's finest properties

FULLERS END, ELSENHAM, BISHOP'S STORTFORD, CM22 6EA



**\*\*3D walkthrough available\*\***

Choice of two brand new 4/5 bedroom detached family homes. With well planned accommodation over three levels extending to approximately 2700 sq ft. The properties have been extremely well finished throughout, with engineered oak flooring, open plan kitchen with integrated appliances. The properties benefit from an air source heat pump and solar panelling.

Key available for early internal inspection.





- Brand New detached family home
- 4/5 bedrooms
- 3 bathrooms
- 2700 sq ft
- Double Carport
- Underfloor Heating
- Oak Flooring
- Ready for occupation
- 10 Year Warranty
- Walking distance to Elsenham Station







## ACCOMMODATION COMPRISES:

Entrance Hall with oak and glass staircase to first floor, open plan kitchen/breakfast room, family room, living room and study/bedroom five, utility room and WC. On the first floor: Two double bedrooms each with dressing rooms and en suite shower rooms plus a family bathroom. On the second floor: Two further double bedrooms. Outside there is a good sized south west facing rear garden and a detached double carport.

ENTRANCE HALL

KITCHEN/DINING ROOM

FAMILY ROOM

LIVING ROOM

STUDY/BEDROOM 5

UTILITY ROOM

GROUND FLOOR  
SHOWER/CLOAKROOM

MASTER BEDROOM

DRESSING ROOM

EN SUITE SHOWER ROOM

BEDROOM 2

DRESSING ROOM

EN SUITE SHOWER ROOM

FAMILY BATHROOM

BEDROOM 3

BEDROOM 4

OUTSIDE

DOUBLE CARPORT

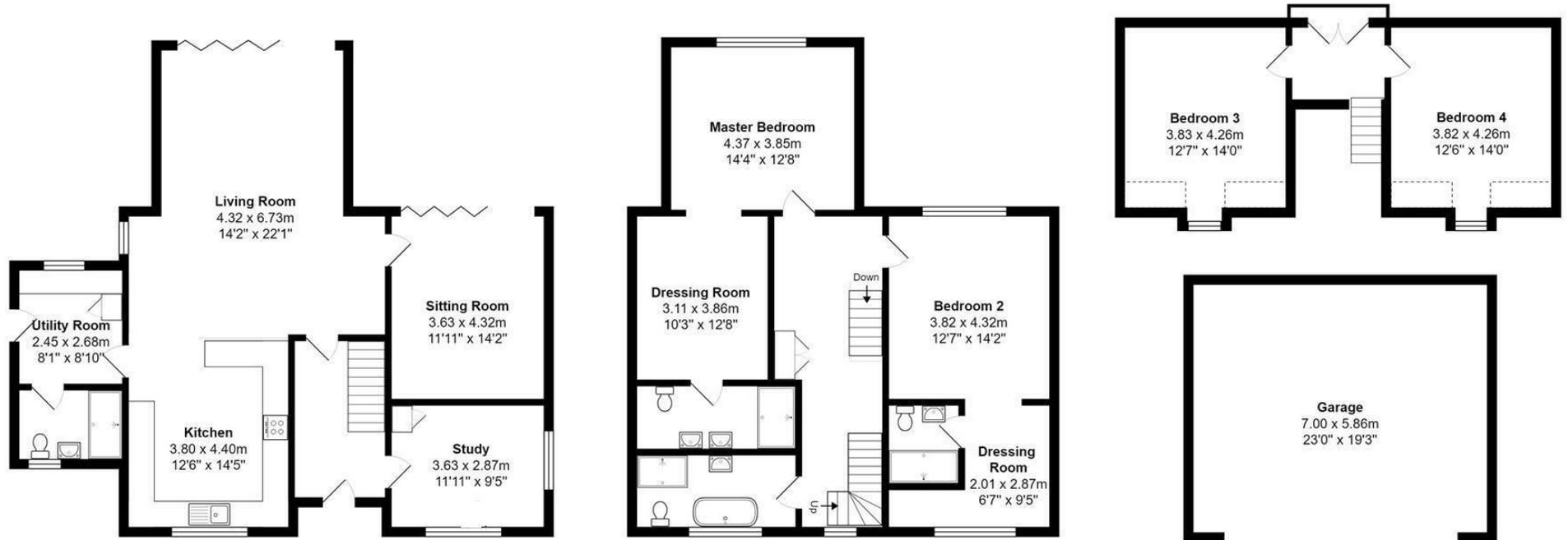




Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Why energy efficient? Lower running costs				Why environmentally friendly? Lower CO <sub>2</sub> emissions			
£10,000	A	87	89	£10,000	A	90	91
£10,000	B			£10,000	B		
£10,000	C			£10,000	C		
£10,000	D			£10,000	D		
£10,000	E			£10,000	E		
£10,000	F			£10,000	F		
£10,000	G			£10,000	G		
Not energy efficient? Higher running costs				Not environmentally friendly? Higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC		EU Directive 2002/91/EC		EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales		England & Wales		England & Wales	

**Bessacarr, Fullers End**

Total Area (inc. Garage): 266.6 m<sup>2</sup> ... 2869 ft<sup>2</sup>



All measurements are approximate and for display purposes only

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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