Nailey Hall Development, Manuden, CM23 1DR

CHEFFINS

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Nailey Hall Development

Manuden,
CM23 1DR

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Guide Price £695,000

- Stunning new development
- Renowned local developer Pelham Structures
- Contemporary and traditional finishes
- High specification
- Exceptional energy efficiency
- Golden brick plot purchase available
- Show home available to view

An exemplary new development by Pelham Structures situated in an idyllic village location with pleasant views over the adjoining countryside. Show home available to view on this thoughtfully designed development of characterful new homes - 50% ALREADY RESERVED - CALL NOW TO ENQUIRE.

LOCATION

The well-regarded village of Manuden has a church, popular primary school, inn, garage and includes a thriving sports and community centre. The village is situated approximately two miles from the well-served village of Stansted Mountfitchet and four miles north west of Bishop's Stortford where there is an extensive range of shops, leisure facilities and excellent schools. The mainline station at Bishop's Stortford provides a regular train service to London's Liverpool Street and access to the M11 is approximately 5 miles from the village. The historic market town of Saffron Walden lies approximately 9 miles to the north east and has a comprehensive range of shops.

WELCOME TO THE NAILEY HALL DEVELOPMENT

A stunning collection of highly individual 3, 4, 5 and 6 bedroom homes forming this outstanding new development built by well-regarded and most favoured local developer, Pelham Structures.

Nailey Hall backs onto and enjoys far reaching views over open countryside in the desirable and highly sought-after village of Manuden, ideally placed for access to the nearby market towns of Bishop's Stortford and Saffron Walden as well as major routes and transport links to Cambridge and London.

GROUND FLOOR

ENTRANCE HALL

Entrance door and window to the front aspect, staircase rising to the first floor with storage cupboard under and doors to adjoining rooms.

CLOAKROOM

Comprising ceramic wash basin with vanity unit beneath, low level WC and obscure glazed window to the front aspect.

SNUG/STUDY

Bay window to the front aspect.

KITCHEN/DINING/FAMILY ROOM

The kitchen is fitted with base and eye level units with quartz worktops incorporating breakfast bar, sink unit, integrated Bosch appliances including oven, combi oven, induction hob, dishwasher and full height fridge and freezer. Window to the rear aspect and aluminium bi-folding doors opening to the rear garden. Doors to adjoining rooms.

SITTING ROOM

Windows to the front and rear aspects.

UTILITY ROOM

Fitted with base and eye level units with quartz worktops, stainless steel sink, space and plumbing for washing machine and tumble dryer. Window to the front aspect and part-glazed external door to the rear aspect.

FIRST FLOOR

LANDING

Doors to adjoining rooms, built-in airing cupboard and access to the loft space.

BEDROOM 1

Windows to the rear aspect and door to:

EN SUITE

Comprising ceramic wash basin with vanity unit beneath, low level WC, shower with dual shower head and obscure glazed window to the rear aspect.

BEDROOM 2

Window to the front aspect.

BEDROOM 3

Windows to the front and rear aspects.

BATHROOM

Comprising ceramic wash basin with vanity unit beneath, low level WC, panelled bath, separate shower enclosure with dual shower heads.

OUTSIDE

The property has two off-street parking spaces. The rear garden is predominantly laid to lawn with an Indian sandstone paved terrace with a retaining brick wall.

AGENT'S NOTES

N.B. Some of the photographs have been AI enhanced for illustrative purposes only.

• Tenure - Freehold
• Annual Estate Management Charge - To be confirmed
• Council Tax Band - To be assessed
• EPC - Predicted 'B'
• Property Type - Detached house
• Property Construction - Timber framed with tiled roof
• Number & Types of Room - Please refer to the floorplan
• Square Footage - 1544.06
• Parking - Off-street parking x2

UTILITIES/SERVICES

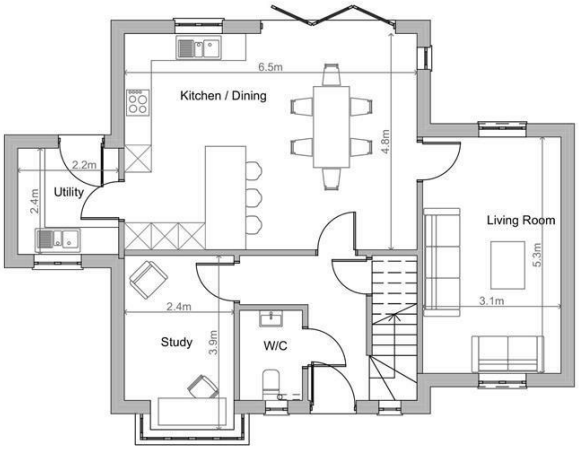
• Electric Supply - Mains
• Water Supply - Mains
• Sewerage - Mains
• Heating - Air source heat pump
• Broadband - Fibre to the Property
• Mobile Signal/Coverage - OK

RIGHTS OF WAY, EASEMENTS, COVENANTS

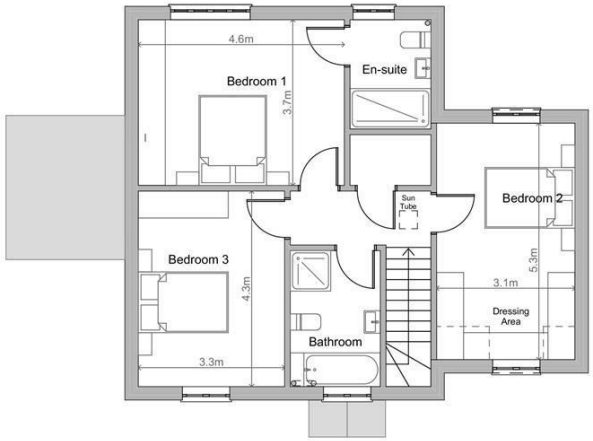
• We have been made aware this property does contain restrictive covenants - please refer to the land registry title for more information.

VIEWINGS

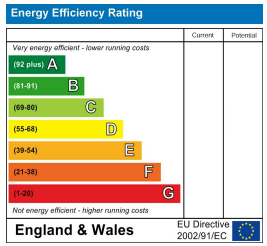
By appointment through the Agents.



Ground Floor
1:100



First Floor
1:100



Guide Price £695,000

Tenure - Freehold

Council Tax Band - New Build

Local Authority - Uttlesford

For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.