

oakheart



£600,000

Plot 2, Farmstead Manor, Woodham Ferrers

Plot 2 is a beautifully designed three bedroom detached home that centres around an impressive open-plan kitchen, dining and family area running the full depth of the house, creating a superb space for modern, sociable living. The contemporary kitchen is finished with sleek cabinetry, quartz worktops and integrated AEG appliances, flowing into a generous dining and family zone laid with LVT flooring and warmed by underfloor heating for a seamless, comfortable feel. French doors open directly onto a porcelain-tiled patio and fully turfed rear garden,

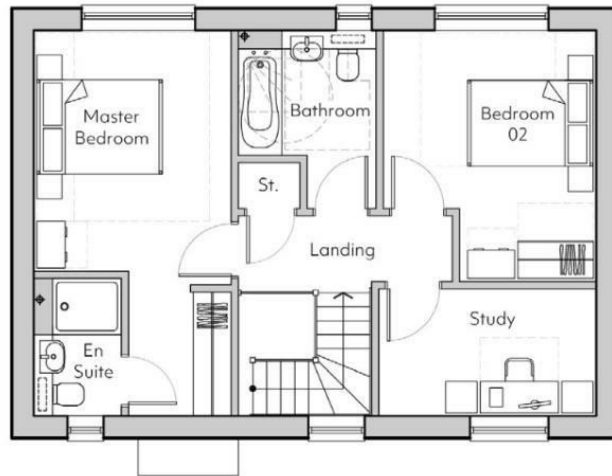
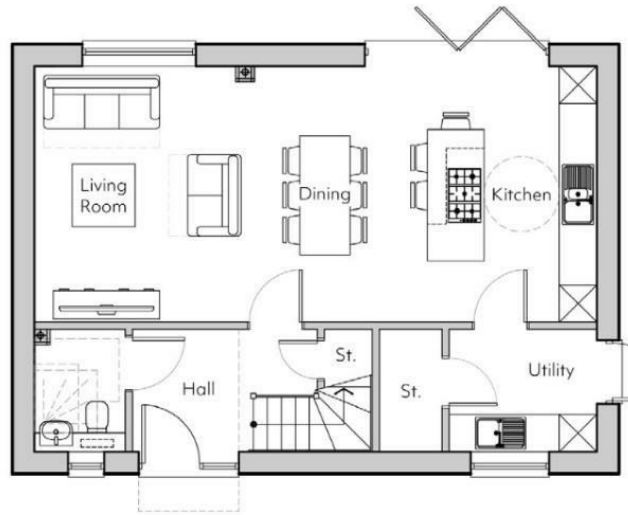
making it ideal for summer entertaining, barbecues and easy indoor-outdoor living. At the front of the house, a separate living room provides a quieter space to relax or watch TV, giving a useful balance between open-plan and more private areas. Practical touches such as a utility room, ground-floor WC and built-in storage help keep the home organised and clutter-free day to day. Upstairs, bedroom one enjoys its own en-suite shower room, bedroom two is a generous double, and bedroom three offers flexible use as a single room, study or nursery, all

served by a stylish family bathroom. With its single garage, private driveway parking and a semi-rural position within easy reach of South Woodham Ferrers' shops, schools, leisure facilities and direct trains to London Liverpool Street, Plot 2 is perfectly suited to buyers wanting space, style and convenience in a well-connected village setting.










Local Authority:
Chelmsford County Council

Tenure:
Freehold

Council Tax Band:
New Build

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	85	85
(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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