



Keith
Ashton

Glovers Field, Kelvedon Hatch
Brentwood



1A GLOVERS FIELD Kelvedon Hatch Brentwood, CM15 0BA

Guide Price £585,000

Finished to an exceptional standard, with high spec. fittings throughout and with a fabulous open plan kitchen / family room to the rear of the property providing a fabulous space for any family to enjoy, we are delighted to bring to market this spacious BRAND-NEW three, double bedroom house. Complete with a 10-year building warranty, this lovely home further benefits from off street parking to both the front and the rear which includes an EV charging point. Viewers will note that there is potential for the addition of a detached garage, home office or games room to the rear, with landscaped gardens wrapping around the property to the front, rear and the side, with the garden to the side being wide enough to accommodate a side extension (stpp) if required. Kelvedon Hatch village is a sought-after location, with convenient access to all local amenities, including a well-regarded Primary School, whilst High Street Shopping and mainline train service can be found in Brentwood and Shefield Town Centres which are just a short drive from the property.

3 GOOD-SIZED BEDROOMS

GROUND FLOOR CLOAKROOM

LUXURY - NEW BUILD FAMILY HOME

FABULOUS KITCHEN / FAMILY ROOM

EN-SUITE & FAMILY BATHROOM

SEPARATE LIVING ROOM

POTENTIAL TO EXTEND TO SIDE

GOOD-SIZED GARDEN



Entering the property you immediately notice the care and standard of build in this wonderful BRAND-NEW family home with a stylish 'Herringbone' wooden floor which extends to the whole of the ground floor, high spec fittings and a bright and modern décor throughout. There is a panelled staircase which rises to the first floor with built-in storage cupboard under and a further large storage cupboard just as you enter the hallway which would be ideal for coat/shoe storage. Off the hallway you will find a fully tiled cloakroom with space saver wash hand basin and close coupled w.c. The heart of this home is most definitely the spacious, open-plan kitchen / family room which sits at the rear of the property, with bi-folding doors running the full width and giving access into the garden. The kitchen area has been fitted in a stylish range of 'Shaker' style units with under counter lighting and quartz worksurfaces, plus there is a central island unit, all of which provide a generous amount of storage. Upgraded integrated appliances have been installed and will include a Bosch double oven, separate full height fridge and freezer, integrated dishwasher and a washing machine. Finishing the accommodation on this level is a bright and spacious living room which overlooks the front garden.

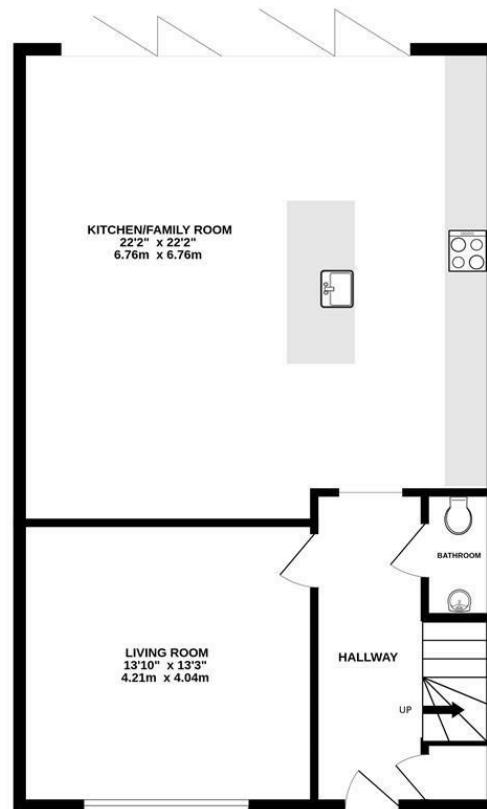
Rising to the first floor you will find three, DOUBLE bedrooms with a master bedroom benefitting from a fully tiled en-suite shower room. Also on this level is a family bathroom which is fully tiled in quality ceramics and includes a close coupled w.c, wash hand basin and panelled bath with shower over. The shower over the bath in the bathroom and the shower cubicle in the en-suite both have lovely, overhead rainfall and handheld shower attachments.

Heating is supplied via an air source heat pump and there is underfloor heating with individual room temperature controls. Internally, throughout the property you will find multifunctional light fittings with mood lighting controls, whilst to the exterior there is courtesy lighting and power points to both the front and rear. Landscaped gardens can be found to the front, rear and side, with a spacious patio area at the rear providing a lovely spot to sit and enjoy the garden. There is off street parking to the front and rear with EV charging point and there is space at the back of the garden for the erection of a detached garage, games room or home office if required.

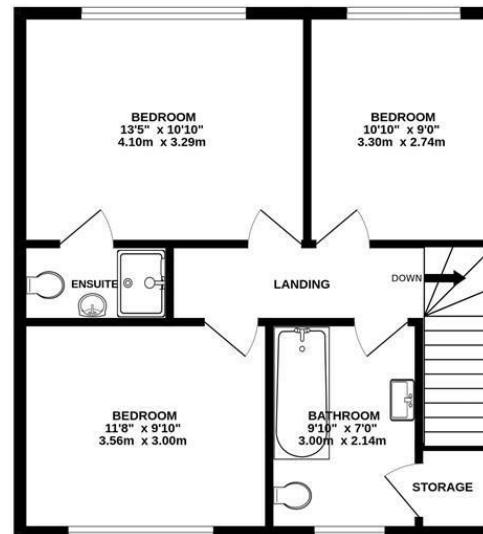




GROUND FLOOR
786 sq.ft. (73.0 sq.m.) approx.



1ST FLOOR
546 sq.ft. (50.7 sq.m.) approx.



TOTAL FLOOR AREA : 1332 sq.ft. (123.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (82-100)	A	85	92
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (82 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

SERVICES:

Local Authority: Brentwood
Council tax band: New Build
Post Code: CM15 0BA

VIEWING:

Strictly by prior arrangement with Keith Ashton Estate Agents

MORTGAGE INFORMATION: We offer the additional facility of an in-house Independent Financial Adviser who will access all mortgage lenders with the purpose of providing you with the benefit of choice. For quotations or comparables please call 01277 375757 or visit our interactive website at www.mortgagebusiness.net

We the Agent have not tested any apparatus, fittings or services for this property. The plot size is intended merely as a guide and has not been officially measured or verified by the Agent. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. As part of the service we offer we may recommend ancillary services to you which we believe may help you with your property transaction. We wish to make you aware, that should you decide to use these services we will receive a referral fee. For full and detailed information please visit 'terms and conditions' on our website www.keithashton.co.uk

