

**FOR SALE**

£700,000 Freehold



# Old Ivy Chimneys Plot 6, Hatfield Road, Witham, Essex, CM8 1EL

- FIVE BEDROOM FAMILY HOME
- EXCLUSIVE DEVELOPMENT OF JUST 11 DETACHED HOMES
- BEAUTIFULLY APPOINTED KITCHEN WITH INTEGRATED APPLIANCES
- PARKING AND GARAGE
- 10 YEAR WARRANTY
- UNDER FLOOR HEATING TO THE GROUND FLOOR
- CONVENIENT FOR ACCESS TO TOWN CENTRE AND ROAD LINKS
- TWO EN-SUITES
- OPEN PLAN KITCHEN / DINING ROOM
- HIGH SPECIFICATION
- PLOT 6



## PROPERTY DESCRIPTION

Introducing an exceptional opportunity to own a stunning five-bedroom detached family home within an exclusive development of just 11 properties. This brand-new build offers contemporary living in a beautifully designed and thoughtfully planned residence, perfectly suited for modern family life. Nestled in a desirable location, this home combines style, comfort, and quality craftsmanship to create the perfect sanctuary for you and your loved ones.

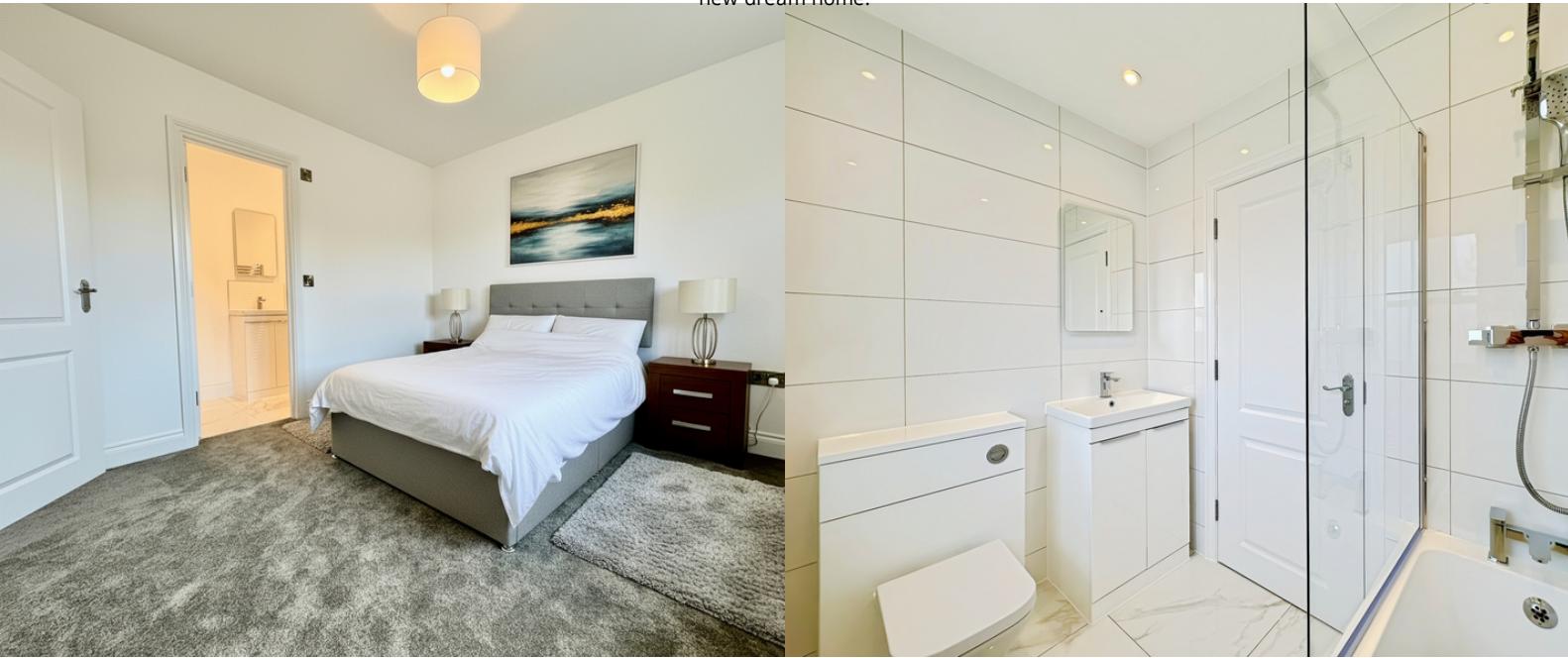
Step inside to discover a spacious and inviting layout featuring two generous reception rooms that provide ample space for both relaxing and entertaining. The open-plan kitchen and dining area is truly the heart of the home, boasting a beautifully appointed kitchen complete with integrated high-quality appliances. Whether you're preparing everyday meals or hosting special gatherings, this space offers functionality with a touch of elegance, enhanced by sleek work surfaces and stylish cabinetry.

Comfort is paramount in this home, with underfloor heating conveniently fitted throughout the entire ground floor, ensuring warmth and luxury beneath your feet all year round. The high specification continues throughout the property, with superb attention to detail and quality finishes that elevate the overall living experience. Two of the five bedrooms benefit from private en-suite bathrooms, providing added convenience and privacy for family members or guests alike.

Designed with families in mind, the five spacious bedrooms offer flexible accommodation, perfect for growing families, home offices, or guest rooms. The two modern bathrooms are finished to a high standard, offering contemporary fixtures and fittings with a clean, stylish aesthetic. Every aspect of this home has been carefully considered to ensure it meets the highest standards of quality and comfort.

Built with peace of mind in mind, this new build home comes with a comprehensive 10-year warranty, underscoring the commitment to durability and long-lasting quality. Set within a private and exclusive development, owners here will benefit from a friendly community atmosphere while enjoying the privacy and independence of a detached house.

This exceptional five-bedroom home represents an outstanding opportunity to enjoy stylish family living in a sought-after location, combining modern convenience with elegant design. Early viewing is highly recommended to experience everything this remarkable property has to offer. Don't miss your chance to become part of this exclusive development – book your appointment today to see your new dream home.



# ROOM DESCRIPTIONS

**Entrance Hall**  
7' 01" x 12' 00" (2.16m x 3.66m) Tiled floor, under stairs storage

**Family Lounge**  
11' 00" x 21' 11" (3.35m x 6.68m) Double glazed sash windows to front, bi-folding doors to rear, underfloor heating.

**Kitchen/Dining Area**  
10' 11" x 21' 11" (3.33m x 6.68m) Double glazed sash windows to front and rear, Kitchen is finished to a high standard, range of low level units with eye level units, Quartz worktops, integrated Bosch appliances, double ovens, Induction hob, central island unit, mirrored splash back.

**Utility Room**  
4' 10" x 5' 10" (1.47m x 1.78m) Door out to garden, storage with space for washing machine and washer dryer, gas combi boiler.

**Cloakroom**  
Low level w/c, wash hand basin with vanity unit below and mirror over, tiled floor.

**1st Floor Landing**  
Double glazed window to front aspect, storage cupboard housing water tank, radiator, carpet.

**Bedroom Two**  
10' 11" x 10' 07" (3.33m x 3.23m) Double Glazed sash window to the rear, radiator - Door to:

**En-Suite Shower Room**

**Bedroom Three**  
11' 02" x 10' 09" (3.40m x 3.28m) Double Glazed sash window to rear, radiator.

**Bedroom Four**  
11' 00" x 10' 09" (3.35m x 3.28m) Double glazed sash window to front, radiator.

**Bedroom Five/Study**  
11' 00" x 6' 06" (3.35m x 1.98m) Double Glazed sash window to front, radiator.

**Family Bathroom**

**2nd Floor Landing**  
Storage cupboard, skylight.

**Bedroom One**  
14' 10" x 13' 06" (4.52m x 4.11m) Double glazed window to front, skylight to rear, radiator, eaves storage.

**Walk in Wardrobe**  
11' 00" x 7' 08" (3.35m x 2.34m) Double glazed Velux window to rear, radiator - Door to :

**En-Suite Bathroom**

**Garage**  
11' 01" x 23' 01" (3.38m x 7.04m) Roller door to front, door to side, electric and power.

**Parking**  
Parking for multiple cars

**Rear Garden**  
Patio area, remainder laid to lawn.

**Viewings**  
BY PRIOR APPOINTMENT WITH BALCH ESTATE AGENTS

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

**Estate Agents Act 1979 - Declaration Of Interest**  
UNDER THE ESTATE AGENTS ACT 1979, WE ARE MAKING YOU AWARE THAT THE DEVELOPER HAS A PERSONAL INTEREST WITH BALCH ESTATE AGENTS LTD

## Specification

### Kitchens

Integrated oven  
Integrated fridge freezer  
Induction hob  
Inset sink with drainer  
Quartz worktops with matching upstands

### Bathroom

All white sanitary ware  
Ceramic tiling to shower/bath  
Vanity basin unit  
Ceramic tiled floor  
Chrome heated towel rail

### Heating

Underfloor heating to the ground floor  
Gas central heating  
Solar PV panels

### Joinery and doors

Light Oak faced internal doors  
OG skirtings and architraves  
Double glazed sash uPVC window frames and patio doors  
Security front door

### Electrical

Low energy downlighting to kitchen and bathroom  
Other rooms ceiling pendants  
Multi media points to lounge  
TV points to bedrooms  
Ample socket switches in white

External finishes  
Rear gardens mostly paved with some planting areas  
Front gardens

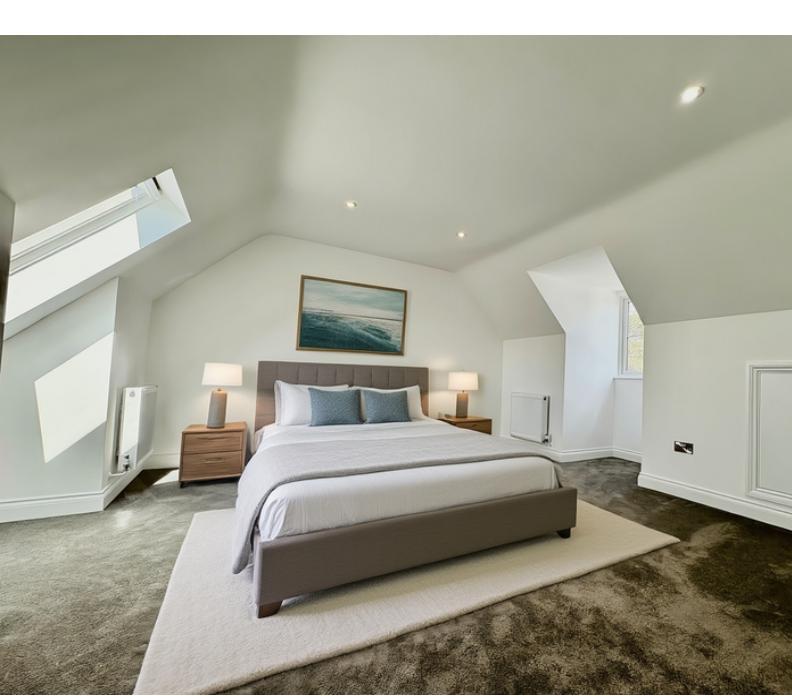
### Additional information

Build Zone 10 year warranty  
A rated energy efficiency

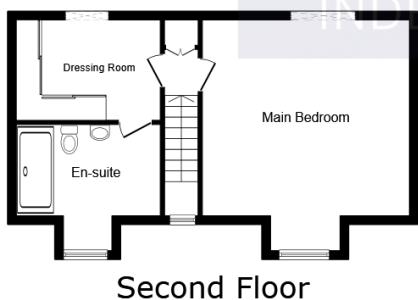
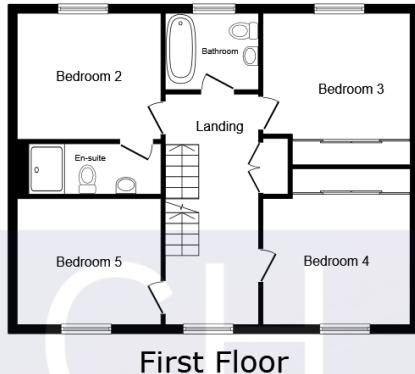
Council Tax Band - TBC  
Services - We understand that mains water, drainage and electricity are connected to the property.  
Tenure - Freehold  
EPC rating - TBC

### Agents Note

The photos shown are of Plot 3 (the show home). -Choices are subject to build stage & availability.



## FLOORPLAN



INDEPENDENT ESTATE AGENTS

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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