







COLCHESTER ROAD, THORPE-LE-SOKEN, CO16 0LA

GUIDE PRICE £600,000

** GUIDE PRICE £600,000 - £650,000 ** A development of just two, exceptionally well-designed bungalows with an incredible specification, rarely seen. 'Daisy Field Cottage' offers spacious accommodation of 1,400 Sq Ft with double Oak garage/cart lodge, ample parking and a generous rear garden with Millboard decking.and field views to rear.

Some of the most impressive features at this stunning home include; Whole house Mechanical Ventilation & Heat Recovery system, Air source heat pump and underflooring heating, CCTV & alarm, dimmable feature LED lighting, AEG integrated appliances and feature media wall plus lots more!

- Brand New Luxury Bungalow
- 1,400 Sq Ft
- Alarm/CCTV/Smart Home System
- Underfloor Heating - Air Source Heat Pump
- Open Plan Living with Feature Media Wall
- EPC B
- Feature Recessed Lighting Throughout
- Laundry Room

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL

MASTER BEDROOM
11'7 x 10'7 (3.53m x 3.23m)

EN-SUITE
10'7 x 8'9 (3.23m x 2.67m)

BEDROOM TWO
11'3 x 11' (3.43m x 3.35m)

BATHROOM
11'3 x 6'8 (3.43m x 2.03m)

BEDROOM THREE
11'3 max x 10'4 (3.43m max x 3.15m)

KITCHEN/LIVING/DINING
25'11 x 23'7 max (7.90m x 7.19m max)

KITCHEN AREA

LIVING AREA

LAUNDRY ROOM
9'6 x 6'2 (2.90m x 1.88m)

LOFT
Wooden pull down ladder, power and light connected, boarded and insulated.

OUTSIDE

FRONT

GARAGE/CART LODGE

REAR

Material Information
Council Tax Band: TBC
Heating: Underfloor - air source heat pump
Services: Mains electricity & water, private drainage system (Marsh System)
Broadband: Ultrafast fibre available
Mobile Coverage: EE - Good outdoor, variable in-home | O2 - Good outdoor | Vodafone - Good outdoor | Three - Variable outdoor
Construction: Conventional cavity wall under pitched/tiled roof
Restrictions: None known
Rights & Easements: None known
Flood Risk: Surface Water - Very Low | Rivers & Sea - Very Low
Additional Charges: None
Seller's Position: New Build (Vacant)
Garden Facing: South West
Warranty: 10 Year Structural Warranty

Agents Note Sales
PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

AML
ANTI-MONEY LAUNDERING REGULATIONS 2017 - In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

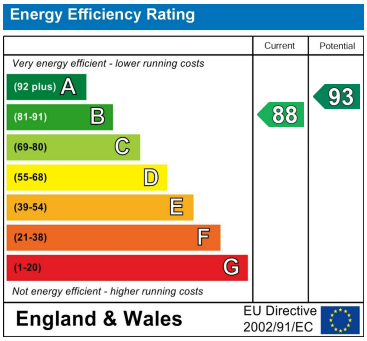
SPECIFICATION
• Current State of the Art Grant High Efficiency Air Source Heat Pump controlling heating and hot water systems with each room individually thermostatically controlled and programmable and electric programmable feature towel rails to bathroom, principal ensuite and laundry room
• Whole house Mechanical Ventilation and Heat Recovery system
• Lutron Intelligent lighting system Alexa and/or

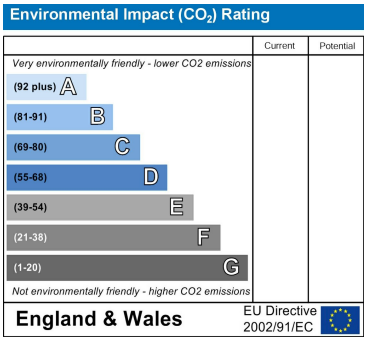
smart phone controllable including programmable settings (can also be operated from traditional wall switches)
• Dimmable LED feature lighting to all rooms
• Smart ceiling speaker system to the lounge and principal ensuite
• Smart Geo Location System. Automatically activates selected lighting units internally and externally when nominated smart phone is located returning home within a selected radius of the property
• CCTV system with ability to view cameras on smart phone app when away from home
• Dahua Wireless Doorbell system (smartphone compatible)
• Security alarm
• Wi-Fi boosters to ensure and maintain strong Wi-Fi signal strength throughout whole property
• Cat 6 cabling throughout
• Dedicated services cupboard and separate airing cupboard/hall storage and coat cupboard with power
• AEG integrated appliances to kitchen including two full size ovens, full height fridge and full height freezer, dishwasher and multi ring induction hob
• Individually crafted feature breakfast island unit complete with storage and power
• AEG feature hob recirculating fan and island lights
• Quooker hot water tap
• Walk in pantry larder unit to kitchen
• LG washer/dryer tower stack in laundry room with sink and spray tap and fully built in storage with feature LED lighting
• Quality timber Fakro loft access ladder and hatch to fully boarded attic storage area with LED lighting and power
• Feature media wall to lounge with built in storage and mood lighting
• Heavy weight Oak internal doors and architecturally designed ironmongery
• Unique, individually master crafted fully tiled bathroom and ensuite including wet room shower to each and free-standing feature baths, complete with dimmable LED lighting detail, illuminated shower niches, glass deflector shower screens, rainfall shower heads, vanity units with storage
• Illuminated, dimmable and heated mirror to bathroom and ensuite
• Unique architecturally designed down stand ceiling detailing with feature LED controllable lighting to all habitable rooms
• High quality vinyl to hall, kitchen, lounge, dining area and soft colour matched carpeting to bedrooms. Fully tiled colour coordinated porcelain floor tiles to bathroom and ensuite
• Deceuninck double glazed flush casement, natural wood effect windows with PAS24 approved security
• Aluminium bifold doors from lounge opening onto decking area
• Composite wood effect glazed entrance and laundry room door
• Feature Millboard Resin Mineral Composite, low maintenance external decking
• Fully landscaped and enclosed garden including turf, feature flower beds and hedge planting with external power socket and tap
• Feature crafted herringbone brick paved entrance with porcelain hit and miss paving to side entrance with retained gravel country style spacious drive
• Hand crafted traditional oak cart lodge with sustainable British larch cladding with fully secure garage with remote controlled electric shutter door and LED lighting and power
• Power supply point for electric vehicle charging
• Individual Marsh foul water treatment system providing additional savings to future foul water bills
• Feature British sustainable larch cladding to front gable elevation
• uPVC fascias, soffits and guttering
• Current air source system could be easily adapted to incorporate solar PV and battery storage for even greater future energy efficiency measures
• Fibre to Premises (FTP) preinstalled and ready for connection
• Fully furnished show homes in association with Hatfields Colchester.

Map

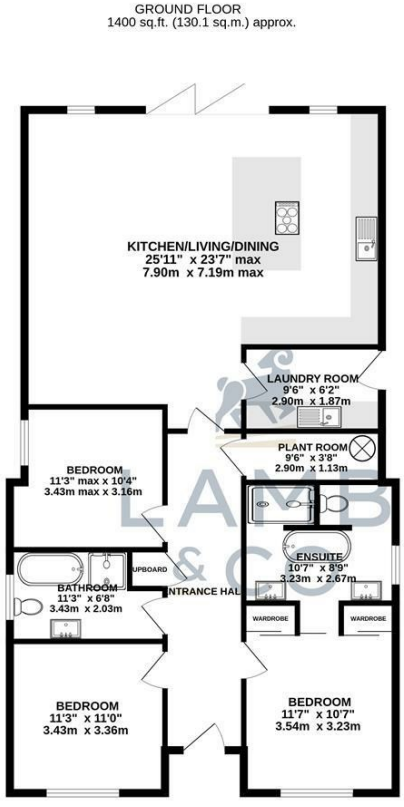


EPC Graphs





Floorplan



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