



Lower Wimbush Road, Channels
Guide Price £1,000,000-£1,050,000
4-bed detached house

HOME



EPC
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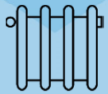
Council Band
G (£3,387.00)



Bedrooms
4



Bathrooms
4



Heating
Gas central
heating



Parking
Garage & driveway
with EV charging



Outside Space
Balcony with
waterside views



Tenure
Freehold



Lower Wimbush Road

This beautifully presented modern detached home is situated overlooking a lake to front with a private and unobstructed garden to rear which was one of the main reasons they reserved this plot off plan.

Inside, you are met by a spacious entrance hall with a vaulted ceiling and a galleried landing looking down, there is a bright and airy lounge with burner, kitchen/diner with a full range of built in and integrated appliances, separate utility room and a further reception room which could also be used as a ground floor bedroom due to there also being a shower room off the entrance hall. On the first floor, there are three double bedrooms and three bath/shower rooms with the master suite having an en suite dressing and shower room and a balcony which overlooks the lake to front.

Outside, there is a driveway with EV charger and garage to side with a Hormann electric roller shutter door. A few notable specifications to highlight include ceiling speakers in the lounge, kitchen and master bedroom, hard wired ethernet cabling to the reception areas and bedrooms for Sky TV and accessing the internet, high-end branded kitchen appliances with a Quooker hot tap. The sellers have found a suitable property to purchase with a complete chain of onwards sales.



Features

- Guide Price £1,000,000 - £1,050,000
- Modern 2,343 SQ.FT detached home
- Currently for sale with a complete chain
- Master suite with balcony with views
- Three first floor double bedrooms
- Further ground floor bedroom/reception
- Four bath/shower rooms
- Garage & driveway with EV charging point
- Walking distance of Channels Bar & Brasserie
- New Hall School (1.6 miles)

Location

Channels has quickly become a popular place to live where you can take a calming walk around the nearby golf course or one of the many lakes dotted around the development.

Niceties

Neighbouring Beaulieu Park has a parade of shops with a Sainsbury's Local and a Costa Coffee to name a few. Channels also provides excellent access to the A12, A120 leading to the M11 and Stansted Airport.

Travel

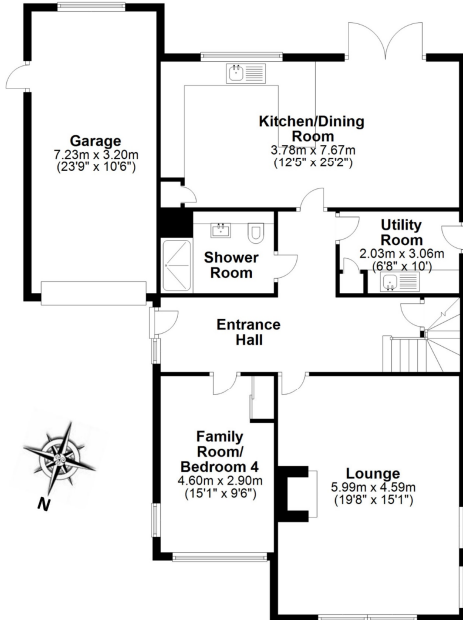
Nearby park and ride bus service taking you direct to the railway station with trains to London Stratford from 31 minutes and Liverpool Street from 36 minutes.

Schools

New Hall School is located approx. 1.6 miles away, along with King Edward VI Grammar School (KEGS) for boys and Chelmsford County High School (CCHS) for girls being just over 3 miles away.

Floor Plans

Ground Floor



APPROX INTERNAL FLOOR AREA
127 SQ M 1371 SQ FT
TOTAL APPROX INTERNAL FLOOR AREA
217 SQ M 2343 SQ FT
Including Garage

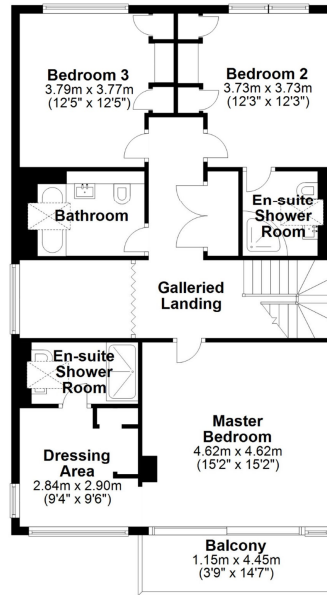
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First Floor



APPROX INTERNAL FLOOR AREA
90 SQ M 972 SQ FT
TOTAL APPROX INTERNAL FLOOR AREA
217 SQ M 2343 SQ FT
Including Garage

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EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		96	96
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

The Nitty Gritty

Estate service charge: There is an annual payment of £350 towards the upkeep of the development and communal areas.

As an integral part of the community, we've gotten to know the best professionals for the job. If we recommend one to you, it will be in good faith that they'll make the process as smooth as can be. Please be aware that a small number of the parties we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

Should you successfully have an offer accepted on a property of ours and proceed to purchase it there is an administration charge of £30 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.

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Mortgages
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