

Chesterwell Park



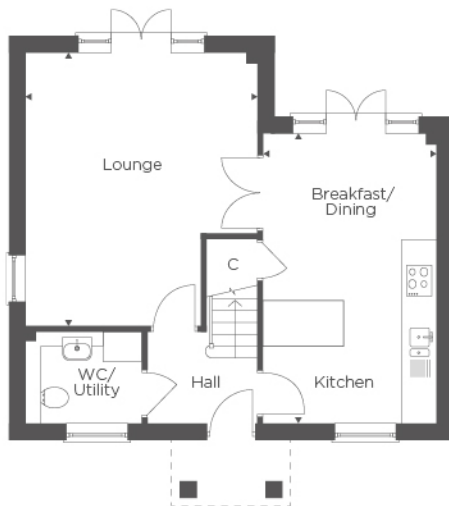
CHESTERWELL
COLCHESTER

THE ASTER

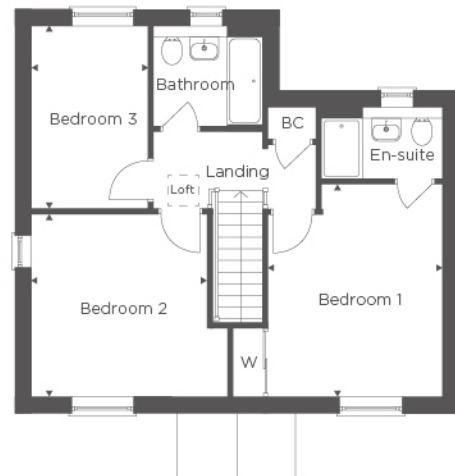
Plots 30, 92, 93, 104, 107 & 108 As Shown

Plots 35 & 109 Handed

A three-bedroom property designed for a seamless flow on the ground floor. The open-plan kitchen and dining area features a breakfast bar and connect to both the lounge and French doors leading to the rear garden. Adjacent to the hall, the downstairs cloakroom and utility area offer added convenience. Upstairs, the spacious master bedroom delights with an en-suite and built-in wardrobe, while the additional bedrooms share a modern family bathroom.



Window to plots 18, 69, 104, 108 & 109.
Infill window to plot 68 only



GROUND FLOOR

Kitchen/Breakfast/Dining	18'3" x 10'10"	5.57m x 3.31m
Lounge	17'4" x 14'7"	5.28m x 4.44m

FIRST FLOOR

Bedroom 1	13'5" x 10'12"	4.09m x 3.35m
Bedroom 2	11'6" x 11'1"	3.50m x 3.38m
Bedroom 3	11'6" x 7'4"	3.51m x 2.23m

C - Cupboard BC - Boiler Cupboard W - Wardrobe



For more information please call: 01206 591013
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Floorplans shown are approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 50mm. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Computer generated image indicative only.

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GENERAL SPECIFICATION

- Walls finished in Elephants Breath coloured emulsion and smooth white ceilings
- White satinwood cottage style with chrome ironmongery
- Smart heating, with digital thermostatic radiator valves
- Combination boiler
- White satinwood staircase with oak newel caps and handrail
- Recessed down lights to kitchen, utility, cloakroom, bathroom and ensuite. LED strip lighting under kitchen wall units
- Landscaped front gardens
- 10 year new home warranty
- First two years customer service support from Mersea Homes
- Energy Performance Certificate "B" rating

KITCHEN

- Duropal worktops with matching upstands and glass splashback to hob
- Siemens low level double oven
- Siemens 4 ring ceramic hob
- Extractor fan
- Integrated fridge/freezer
- Washing machine space and plumbing

BEDROOMS AND BATHROOMS

- Ideal white sanitaryware
- Fully tiled shower enclosure
- Chrome heated towel rail
- Thermostatically controlled shower
- Built-in wardrobe to bedroom 1
- CAT6 to bedroom 1



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The information in this document is indicative and is intended to act as a guide only as to the finished product. Due to Mersea Homes' policy of continuous improvement, the finished product may vary from the information provided. This information in this brochure does not constitute a contract or warranty. All landscaping proposals are subject to planning.