



Church Crescent

Mountnessing, BRENTWOOD.



Church Crescent Mountnessing Brentwood Guide Price £550,000 - £575,000

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NEWLY CONSTRUCTED FOUR BEDROOM FAMILY HOME

IMPRESSIVE OPEN PLAN KITCHEN FAMILY ROOM

MODERN AND CONTEMPORARY INTERIOR THROUGHOUT

1.4 MILES TO INGATESTONE RAIL STATION

AVAILABLE IMMEDIATELY

EN SUITE SHOWER ROOM TO PRINCIPLE BEDROOM

INTERNAL VIEWING HIGHLY RECOMMENDED



OVERVIEW & LOCATION :

'Church Close' is a residential position located off Church Road in the village of Mountnessing laying mid way between Shenfield Broadway and Ingatestone high street. This newly constructed family home offers spacious and versatile accommodation with the modern open plan living and bifold doors leading to the rear garden. The property benefits from easy access to Shenfield and Ingatestone rails station along with vehicular access to the A12 junction.

MAIN ACCOMMODATION :

Entrance via part glazed door to reception hallway.

RECEPTION HALLWAY :

Staircase ascending to first floor with mood lighting. Recess ceiling lights. Single storage cupboard. Radiator. Amtico flooring.

WC :

Recess ceiling lights. Part tiling to walls. Suite comprises of low level WC and vanity mounted wash hand basin with storage below. Contemporary style black wall mounted heated towel rail. Amtico flooring.

LOUNGE :

13'9" x 13'4" (4.2m x 4.06m) Double glazed windows to front elevation. Recess ceiling lights. Radiator.

IMPRESSIVE OPEN PLAN KITCHEN/FAMILY ROOM :

20'8" x 16' (6.3m x 4.88m) Double glazed window to side elevation. Bifold doors leading to rear garden. Recess ceiling lights. Single storage cupboard. Fitted with a range of eye and base level units with contrasting Quartz work surfaces and upstand with central island. Inset one bowl sink with contemporary style black tap. Integrated appliances include a state of the art feature Elica Induction hob with built in extractor fan & weighing scales, double Siemens eye level ovens, fridge, freezer and dishwasher. Two radiators. Amtico Floor. Door to utility room.

UTILITY ROOM :

Part glazed door leading to rear garden. Recess ceiling lights. Contrasting work surface. Inset one bowl sink with contemporary style black mixer tap. Provision for washing machine. Radiator. Wood effect floor.

First Floor**FIRST FLOOR LANDING :**

Access to loft. Two single storage cupboards. Doors to following accommodation.

PRINCIPAL BEDROOM :

17'3" (max) x 12'3" (5.26m (max) x 3.73m) Double glazed window to rear elevation. Recess ceiling lights. Radiator. Door to ensuite shower room.

ENSUITE SHOWER ROOM :

8'3" x 3'8" (2.51m x 1.12m) Double glazed translucent window to side elevation. Recess ceiling lights. Fully tiled walls and floor. Suite comprises of independent double walk-in shower with contemporary black rainfall shower head with additional hand held hose, wall mounted wash hand basin with storage below and low level WC. Backlit anti-mist electric mirror. Contemporary black wall mounted heated towel rail.

BEDROOM TWO :

11'2" x 10'7" (3.4m x 3.23m) Double glazed window to front elevation. Recess ceiling lights. Radiator.

BEDROOM THREE :

10'6" x 9'4" (3.2m x 2.84m) Double glazed window to front elevation. Recess ceiling lights. Radiator.

BEDROOM FOUR :

12'5" x 8'2" (3.78m x 2.5m) Double glazed window to



rear elevation. Recess ceiling lights. Radiator.

FAMILY BATHROOM :

10'4" x 6'9" (3.15m x 2.06m) Double glazed translucent window to side elevation. Recess ceiling lights. Suite comprises of independent walk-in shower with contemporary black rainfall shower head and additional hand held hose, tiled bath with centre fill and additional hand held hose, vanity mounted wash hand basin with storage cupboard below and low level WC. Backlit anti-mist electric mirror. Wall mounted contemporary black heated towel rail.

Exterior

FRONT ELEVATION :

Neatly paved to block paving with a ramp serving front door and providing off street parking for multiple vehicles.

REAR GARDEN :

The property features a rear garden which is in excess of 55'. Commences with a paved terrace off accessed via the bifold doors providing an ideal area for entertaining. Remainder laid to lawn with railway sleeper border.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Approx. total floor area
1,453 SQ.FT.
135.00 SQ.M.



Ground Floor
Approx. floor area
726 SQ.FT.
67.50 SQ.M.



First Floor
Approx. floor area
726 SQ.FT.
67.50 SQ.M.

Disclaimer

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe / cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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