

Beresfords Est 1968



Beresfords

Guide Price £855,000

Freehold | 4 Bed | 3 Bath | House | Detached | Council Tax Band | EPC B | Ref LNH220127

Larcombe Mews Margaretting CM4 9JD

Larcombe Mews Plot 5 is a beautifully appointed four bedroom detached family home that seamlessly blends the very best in innovative Eco-friendly home technology with traditional styling and contemporary layouts.

Upon entering the hallway, you are greeted with a light and airy space, with doors to the separate study, a cloakroom, a storage cupboard and the dual aspect bay window lounge. To the rear the property boasts an open plan kitchen / family / dining area with feature vaulted ceiling at one end, and double doors access to the rear garden. The space benefits from a luxury finish and an island unit built and finished by Wentworth Kitchens of Colchester. The utility room provides space for washing machine / tumbler dryer and has a personal door leading to the driveway.

The first floor consists of four well-proportioned bedrooms, with the principal and bedroom two benefitting from ensuite bathroom, as well as a further spacious family bathroom with luxury finishes throughout.

Externally the property benefits from a double garage as well as additional parking. The rear garden offers views over open countryside along with a generous paved patio area, outside tap and power socket and landscaped front garden.

With the countryside on your doorstep, Larcombe Mews is ideally located with easy access to the A12, 4.4 miles west of Chelmsford City Centre, and Ingatestone Station being just 2.5 miles away, providing easy travel to London Liverpool Street in approximately 30 min (Times taken from Anglia.co.uk).

- An exclusive development of 5 bespoke family homes
- Central location in the sought after village of Margaretting with views over open countryside
- Highly insulated properties with air-source heat pumps and Eco-friendly hot water systems
- Large block paved driveway with double garage and additional parking
- Generous sized garden
- High quality specification throughout
- ICW 10-year new homes warranty
- Easy access to the A12
- Excellent public transport links via bus and close to Ingatestone station with a direct links to London Liverpool Street
- Bus route serving nearby Anglo European School in Ingatestone, Brentwood School and Chelmsford's girls and boys Grammar Schools



*Internal images with furniture are computer generated or are from other plots and are for guidance/marketing purposes only.





Beresfords - Ingatestone Sales

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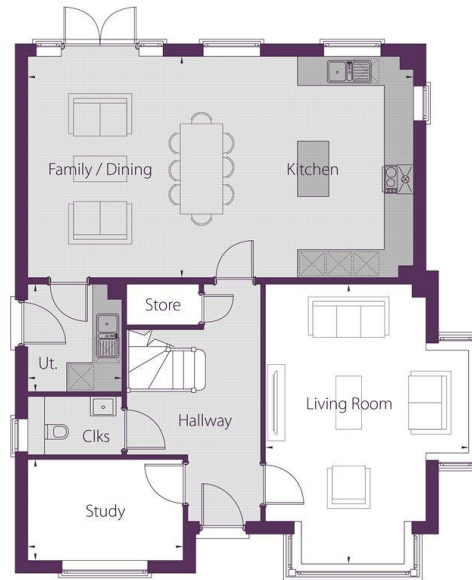
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Energy Efficiency Rating

	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	



Ground Floor.



First Floor.

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