



move in by
Christmas

Bluebell Close

Kelvedon

5% (£30,000) deposit contribution paid. (see notes) The Kingfisher is an exceptional four bedroom detached house extending to 1468 sq ft with the benefit of a garage and off road parking spaces. It's perfect for the commuter being a short pleasant walk to Kelvedon mainline station.

Features

- 5% (£30,000) deposit contribution See Notes
- Four-bedroom detached family home
- Spacious kitchen/dining room with central island
- Separate living room
- Ground-floor study / Playroom
- Principal bedroom with en-suite
- Family bathroom
- Ground-floor cloakroom
- Private rear garden
- Off-road parking and 7m long garage
- Riverside footpath forming part of the walk to the station
- Communal outside space
- Enclosed children's play area
- Ready for occupation

Description

A four-bedroom detached family home with accommodation including a kitchen/dining room, separate living room, study, ground-floor cloakroom, en-suite to the principal bedroom and family bathroom. Outside there is off-road parking, a garage and private rear garden.

The entrance hall has stairs rising to the first floor and doors leading to the principal ground-floor rooms.

Positioned to the front is a separate study, providing a useful space for those working from home.

The living room has windows to the side together with French doors opening onto the rear garden.

The kitchen/dining room is positioned to the rear of the house and provides a good-sized open-plan space. The kitchen is arranged around a central island and fitted with a range of contemporary units, glass splashbacks and Blanco sink and taps.

Integrated Bosch appliances include an oven, induction hob, extractor fan and fridge/freezer. The dining area has space for a good-sized table and a door opening onto the garden.

Amtico Spacia flooring is included within the specification, together with underfloor heating to the ground floor. Heating is provided by a Daikin air source heat pump, with a pressurised hot water cylinder. The property also benefits from mains-operated smoke alarms.





These photos have been digitally furnished for marketing purposes

On the first floor, the landing provides access to four bedrooms and the family bathroom.

The principal bedroom is a double room with an en-suite shower room.

There are three further bedrooms, two of which are doubles, with the fourth suitable as a single bedroom, nursery or additional home office.

The remaining bedrooms are served by the family bathroom.

Outside

The property has off-road parking together with a **garage**.

To the rear is a private garden with gate to the side and a patio area.

The development also provides communal outside space including an enclosed children's play area.

All Mulberry homes are provided with an NHBC 10-year warranty together with 2 years of Customer Care from the developer's experienced team.

Accommodation

Entrance Hall

Study

4.12m x 2.25m (13' 6" x 7' 5")

Living Room

4.89m x 4.12m (16' 1" x 13' 6")

Ground Floor Cloakroom

Kitchen/Dining Room

6.32m x 3.51m (20' 9" x 11' 6")

Landing

Master Bedroom

4.78m x 3.58m (15' 8" x 11' 9")

En-Suite

Bedroom Two

4.07m x 3.51m (13' 4" x 11' 6")

Bedroom Three

4.20m x 2.26m (13' 9" x 7' 5")

Bedroom Four

3.72m x 2.35m (12' 2" x 7' 9")

Family Bathroom

Garage

Deposit Contribution

*Not available in conjunction with any other offer. Only available on selected homes reserved

between Tuesday 1st September and Saturday 31st October 2026 and legally completed by Friday 18th December 2026. Speak to our sales team for details.

Location

The property is situated within easy reach of Kelvedon village centre, railway station and the surrounding countryside.

Kelvedon railway station is within walking distance and part of the route follows a riverside footpath.

The station is on a direct route to London Liverpool St which is reached within approximately 50 minutes.

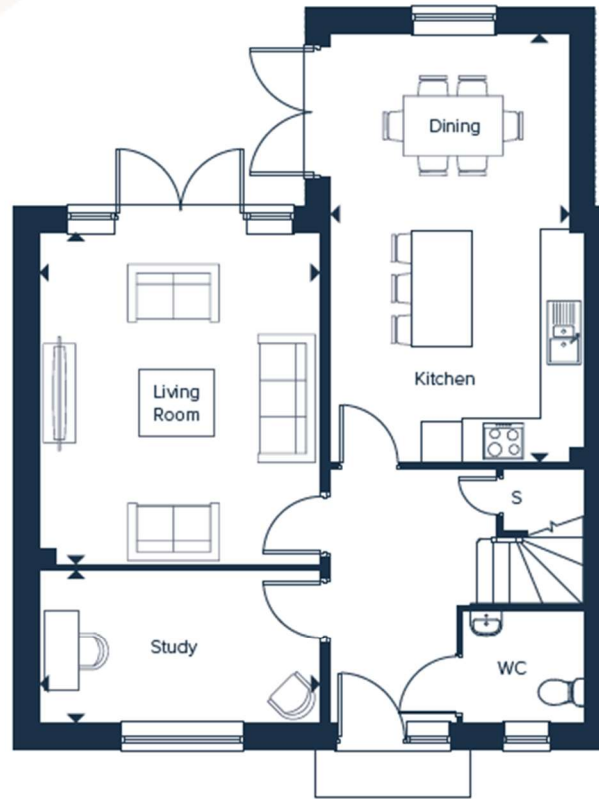
There are also a number of countryside walks nearby, including a footpath which continues from Kelvedon towards Coggeshall.

Heritage Estate Agents

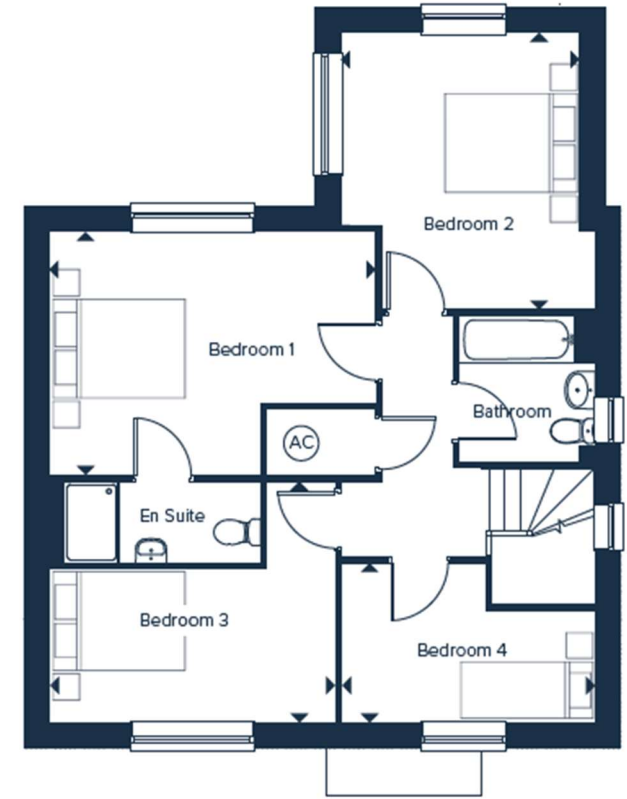
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HERITAGE



Ground Floor



First Floor

Important Notice: These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through the agent.



Development Layout

