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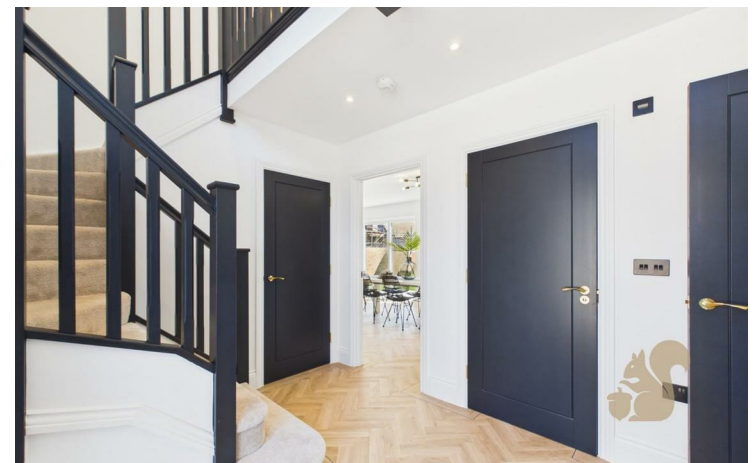
£800,000

Plot 3, Farmstead Manor, Woodham Ferrers

Plot 3 is a generous four bedroom detached family home with a separate study and double garage, offering excellent space and flexibility for busy households. A welcoming hallway leads through to a bright, well-proportioned living room, while the open-plan kitchen/dining room at the rear forms the true hub of the home, ideal for everyday family life and entertaining. The contemporary kitchen is finished with Symphony cabinetry, quartz worktops and integrated AEG appliances, with LVT flooring and underfloor heating creating a warm, seamless feel

underfoot. French doors open directly onto a porcelain-tiled patio and fully turfed rear garden, giving an easy connection to outdoor space for barbecues, children's play and summer evenings. A useful utility room, ground-floor WC and good built-in storage help keep daily life organised and clutter-free. Upstairs, four well-sized bedrooms provide plenty of room for family and guests, with the main bedroom enjoying its own en-suite shower room, and the family bathroom serving the remaining bedrooms. The separate first-floor study is ideal for

home working, homework or hobbies, giving valuable extra flexibility. With a double garage, generous driveway parking and a semi-rural position just a short drive from South Woodham Ferrers' shops, schools, leisure centre and rail services to London Liverpool Street, Plot 3 is a superb choice for families seeking space, quality and convenience in a desirable village setting.











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Local Authority:
Chelmsford County Council

Tenure:
Freehold

Council Tax Band:
New Build

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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