



Kingsmead Road
Bishops Stortford | Hertfordshire | CM23 2AG

Step inside

Kingsmead Road

One of just four striking three bedroom new homes with Garden Rooms located on Kingsmead Road and within easy access of the mainline railway connections, town centre and catchment for some of the best schooling facilities in the local area.

Step inside these incredibly well built, high specification three bedroom homes, and you will immediately gain a sense of the level of space and modern living that is on offer here. On the ground floor, the property features an entrance hallway with cloak room/ WC, open plan luxurious kitchen with a range of eye and base level units and window looking out to the front aspect. The kitchen opens up into the large living/ dining area which has bi-fold doors leading out onto the marvellous gardens.

On the first floor, the property has three bedrooms; the main bedroom also enjoying an ensuite shower room, two further bedrooms and a family bathroom. The landing is sufficiently large enough to offer a lovely study/ reading space.

You will quickly notice the 70ft South facing gardens offer the owner a bright sunny outside space with patios. The gardens also house a fantastic modern outside Garden Room with power, making for a perfect outside home office away from the main living accommodation or a studio room to house a home gym etc.

To the front of the properties are the driveways offering off street private parking for two cars.





















Additional Information

Kingsmead Road

Location:

Kingsmead Road is a quiet secondary road located just off Stansted Road in central Bishop's Stortford. The properties are therefore situated within the catchment area for some of the most highly rated state and private primary and senior schooling in the county of Hertfordshire.

Nearby Schools include:

Anglo European School
Herts and Essex High School
Birchwood School
Bishop's Stortford High School
All Saints Primary
Summercroft Primary
Bishop's Stortford College

By Train (Station 0.5Miles):

London Liverpool Street 42 minutes (circa)
Cambridge 31 minutes (Circa)
Stansted Airport 9 minutes (circa)

By Road:

A10 11 miles
A120 1.9 miles
M11 1.2 miles

Construction:

- Traditional construction not timber framed
- Larch Hardwood finishes to front elevation
- Marley dark grey cement plain roof tiles with matching dry ridge
- Anthracite guttering and downpipes with Anthracite fascia's and soffits for long life and minimum maintenance
- Light sensor on front door for security

- Roof mounted solar panels and inverters, to reduce energy bills
- Traditional wet radiators upstairs with wet underfloor heating to full ground floor all zoned to allow optimum temperature selection (3 individually controlled zones maximise efficiency).

Flooring:

- Ground floors offer Oak wood flooring with wet underfloor heating in hall and lounge areas High Quality Porcelanosa tiles throughout
- Stairs, landing, and bedrooms have luxury carpet with heavy duty acoustic underlay

Kitchens:

- Bespoke kitchen from CMC Interiors using handleless UK made cabinets. Full height units in Carbon Grey with contrasting Dove Grey Units to opposite side. Luxury 30mm Quartz veined worktops with upstand, splashback, and shelves also in Quartz.
- AEG induction hob with smart controls linked to Extractor canopy
- 2 x Double Ovens with full Steam feature by AEG
- Siemens IQ integrated Dishwasher
- Siemens Fridge Freezer
- Inset Franke 1 ½ bowl sink
- Boiling mixer tap giving instant hot water
- Feature low level led lighting.
- Sockets incorporate USB charging points to minimise clutter.

Utility room:

- Fully fitted out with both larder units and stacked Siemens IQ Washing machine and Siemens IQ tumble dryer. Stainless steel sink







Bathroom:

- Heated chrome towel rails.
- Fully tiled in Carrara marble style ceramic tile to full height
- ROCA vanity Unit, basin, and toilet
- Separate shower with rain head and bath with hand-held shower mixer
- Large illuminated and anti-fog heated mirrors with touch control and shaver socket
- Automatic night-time led lighting at kickboard level
- “D” shaped freestanding contemporary bath from Victoria Plumbing.
- Chrome taps and valves.
- Electric Extractor fan to all ensuites and bathrooms with low noise rating

General:

- Walls finished in Farrow and Ball colour
- High quality solid Oak Doors with brush satin contemporary hardware
- Metal composite front doors to “Secured by Design” standard
- All Windows double glazed Anthracite with white window boards and tiled sills to bathrooms, Opaque white glass for bathrooms and ensuites
- Large feature full height bay window to front in anthracite frame
- Fully folding Bi-fold doors opening out to large garden
- All doors and windows to PAS 24 security standards

Garden Room /Home Office:

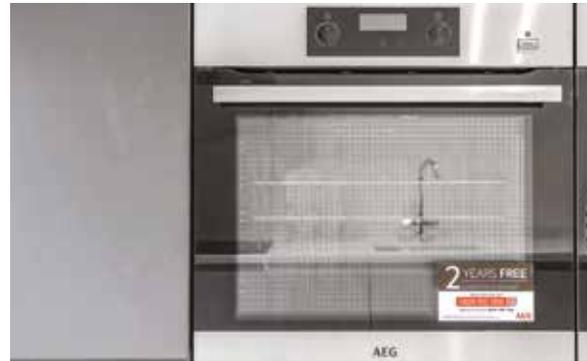
Home Office/Garden Room / “Pod” of high-quality construction, fully fitted internally and with same finish as the main dwelling. drainage, electrical internet, and water services already installed. Bifold doors, matching colour of those at host dwellings, open out to the garden and this area could be used as Gym, Home Office, playroom etc. Low maintenance Anthracite door surround and fascia with contrasting light grey side panels. Facility to attach to drainage and water has been pre-installed. Adequate storage to side of the garden room.

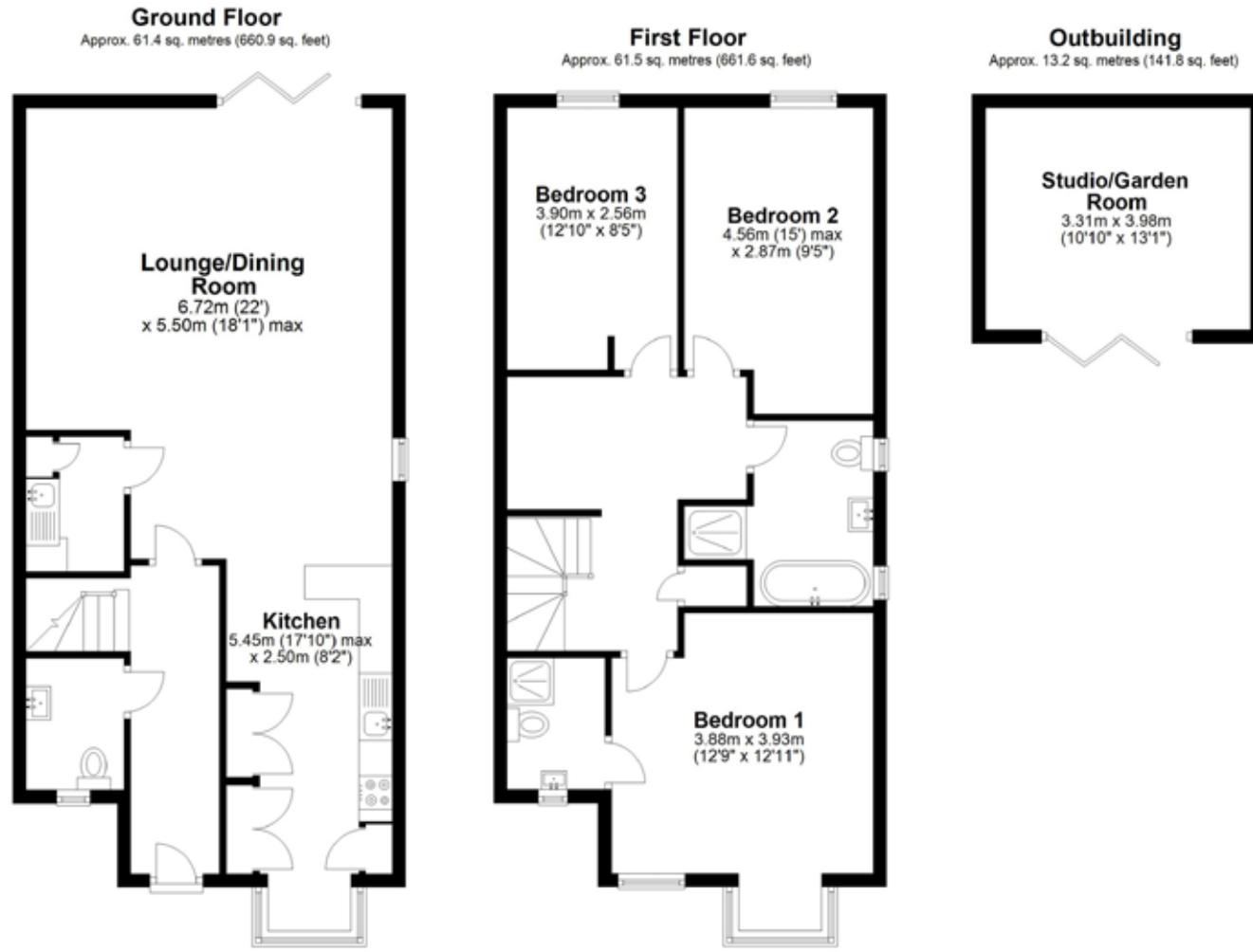
Outside:

- South facing rear gardens 70’
- Outdoor socket and Outdoor tap to large south facing private rear gardens
- Paved Indian Sandstone patio area
- Driveway has individual “paver style” permeable block paving
- Fully turfed lawns to rear with individual landscaping containing semi mature trees.
- Front landscaping contains dwarf hedging and individual screen planting between plots to ensure privacy

Warranty Provided:

ARK Warranty Services 10-year structural defect warranty





Total area: approx. 136.0 sq. metres (1464.4 sq. feet)

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**EPC B – 86 Current
87 potential**

PLAN REFLECTS PLOTS 2 & 4. PLOT 3 HAS A HANDED LAYOUT OF THE ABOVE PLAN

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