

Hunter's Corner

HEATH ROAD • STANWAY
COLCHESTER • CO3 4DH

arbora
HOMES



WELCOME TO *Hunter's Corner*

A stunning new development of just two imposing, executive properties, nestled on the edge of Lexden and built to the beautiful standards that Arbora Homes have become known for.

The desirable internal accommodation commences with welcoming hallways that lead into spacious, contemporary open plan kitchen/diners, both benefiting from contemporary shaker style units with solid surface worktops and a range of high quality NEFF appliances. An enviably appointed dual aspect lounge is complemented further by a separate snug, that could easily double up as an office for those looking to work from home. The ground floors are concluded with a WC and utility rooms. To the first floor, the master bedrooms take full advantage of the stunning views to the rear over the

mature established gardens and a spacious en-suite with modern Roca 'The Gap' sanitaryware. Two further bedrooms also fully exploit the views over the rear garden. An expertly fitted family bathroom concludes the first floor.

The ideal location of Hunter's Corner provides a vast array of highly desirable schooling options for all ages including St. Mary's, Colchester High School, Colchester Royal Grammar and The Stanway School which has been rated by OFSTED as good.

For those who commute, a variety of convenient travel connections are on your doorstep. Get to London Liverpool Street via Colchester Station in under 49 minutes. The A12 is also on your doorstep connecting you to Ipswich, Chelmsford and London.

ARBORA HOMES

Arbora Homes is a residential housebuilder based in the East of England.

We are committed to delivering superior properties, built to a high specification, backed up by first-rate customer service.

We aim to provide well designed, good quality homes that our purchasers adore living in.





Colchester High Street



Colchester Castle



Lexden Nature Reserve



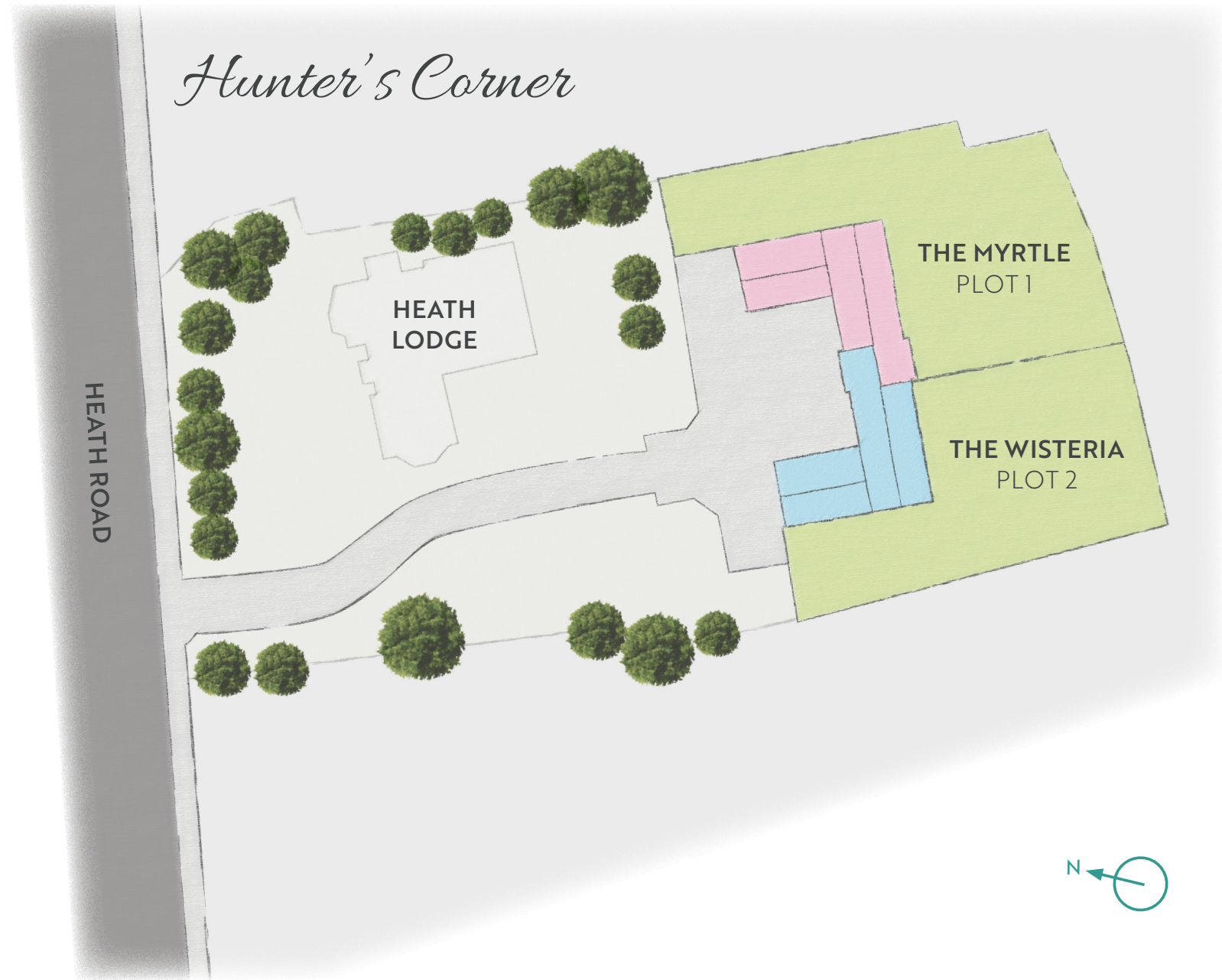
Lexden Park

SITE PLAN

Hunter's Corner is approached via an impressive drive and offers a very high degree of seclusion. The enviably appointed courtyard to the front of both The Wisteria & The Myrtle provides ample parking to either side for each property as well as independent double bay cart lodges. The beautiful mature grounds of each property extend to circa 0.22 acres and make Hunter's Corner an ideal location for families with children.

 **THE MYRTLE - PLOT 1**

 **THE WISTERIA - PLOT 2**



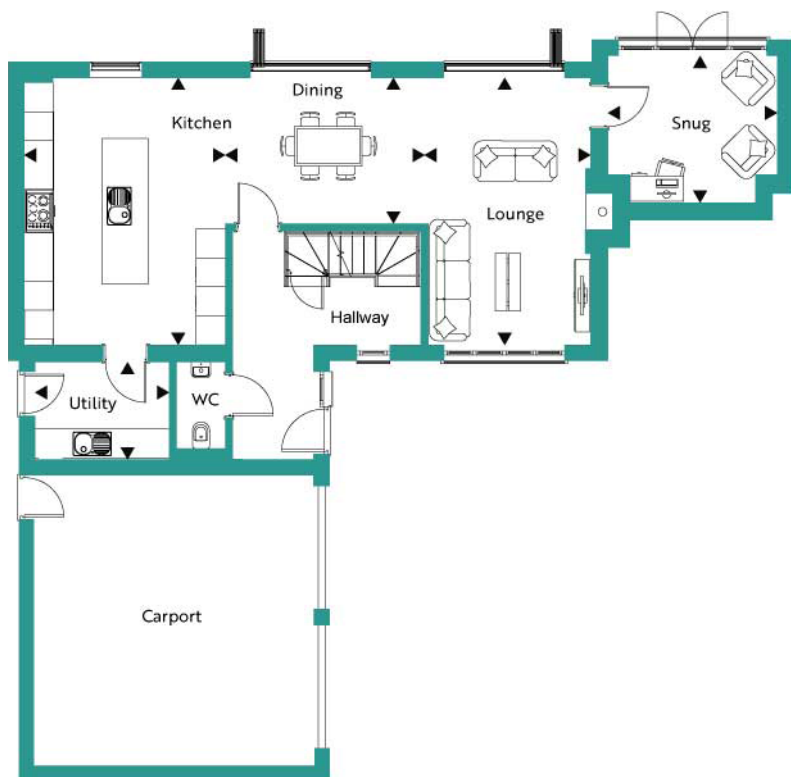


THE MYRTLE
at Hunter's Corner



PLOT 1

THE MYRTLE




Ground Floor

Lounge	5518mm x 3350mm	18'1" x 11'0"
Kitchen	5518mm x 4146mm	18'1" x 13'7"
Dining	4188mm x 3013mm	13'8" x 9'9"
Utility	2766mm x 2008mm	9'1" x 6'6"
Snug	3493mm x 3031mm	11'5" x 9'10"



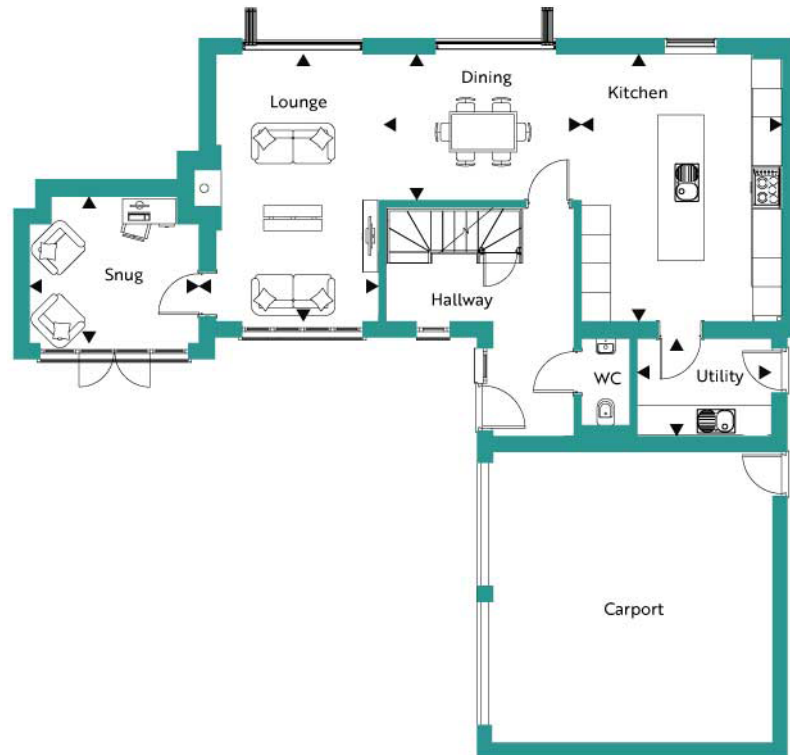
First Floor

Master Bedroom	5518mm x 3381mm	18'2" x 11'1"
Bedroom 2	6150mm x 3960mm	20'2" x 13'0"
Bedroom 3	4131mm x 3044mm	13'6" x 10'0"
Bedroom 4	3923mm x 3044mm	12'9" x 10'0"
	Velux window	

Computer generated images, floor plans, dimensions and configurations are included for guidance only, may be subject to revision during construction, please refer to current drawings with a Sales Consultant.

PLOT 2


THE WISTERIA



Lounge	5518mm x 3350mm	18'2" x 11'0"
Kitchen	5518mm x 4146mm	18'2" x 13'7"
Dining	4188mm x 3013mm	13'8" x 9'9"
Utility	2766mm x 2008mm	9'1" x 6'6"
Snug	3493mm x 3031mm	11'5" x 9'10"



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THE WISTERIA

at Hunter's Corner





SPECIFICATION

KITCHENS

- Contemporary shaker style units
- Solid surface worktops & matching upstand
- Contemporary undermount kitchen sink and taps
- NEFF Appliances
- Integrated fridge / freezer
- Integrated dishwasher

UTILITY ROOM

- Contemporary shaker style units
- Solid surface worktops & matching upstand
- Overmount stainless sink

BATHROOM & EN-SUITE

- Modern Roca "The Gap" sanitaryware
- Hansgrohe Chrome Logis taps and fittings
- Hansgrohe shower for ensembles
- Clear glass shower screen with chrome fittings
- Heated chrome towel rail
- Mirror above basin in bathroom and ensembles
- Half tiled walls and fully tiled floor to bathroom and ensembles

ELECTRICAL FITTINGS

- LED recessed downlighters and pendant fittings
- External power sockets
- USB socket in kitchen and all bedrooms
- Electrical shaver points to all bathrooms
- Up and down external lighting

HOME ENTERTAINMENT

- Wiring for digital TV to lounge, kitchen and master bedroom

HEATING

- Gas system boiler with flat panel radiators
- Stovax Wood Burning Fire

SECURITY AND PEACE OF MIND

- Mains powered smoke alarms
- Carbon monoxide alarms to lounge and airing cupboards
- Multipoint locking front door
- NHBC 10 year warranty cover

FINISHING TOUCHES

- Suffolk Oak internal doors
- External water tap
- Double glazed timber flush casement windows with satin chrome ironmongery

- Block paving to driveway
- Sandstone flagged paving to path and rear patio
- Timber close boarded fencing

OPTIONAL EXTRAS

- Integral Appliances – Washing Machine, Tumble Dryer
- Free Standing Appliances – Washing Machine, Tumble Dryer
- Turfed Garden
- Wireless security alarm
- Floor finishings





For further information please contact Nicholas Percival:
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Maps are not to scale.

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