



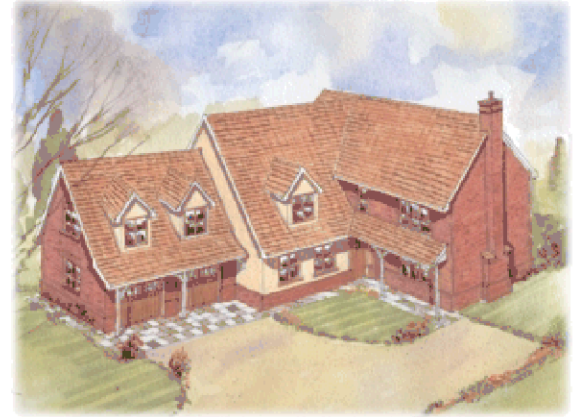
**Sovereign Country Homes**

Marks Farm  
Battlesbridge  
Essex SS11 7QR

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### **Plovers\***

(Plot 3) , Mayland Close, Mayland,  
Chelmsford, Essex, CM3 6SS.  
Luxury 4 Bed Detached house  
& Double Garage



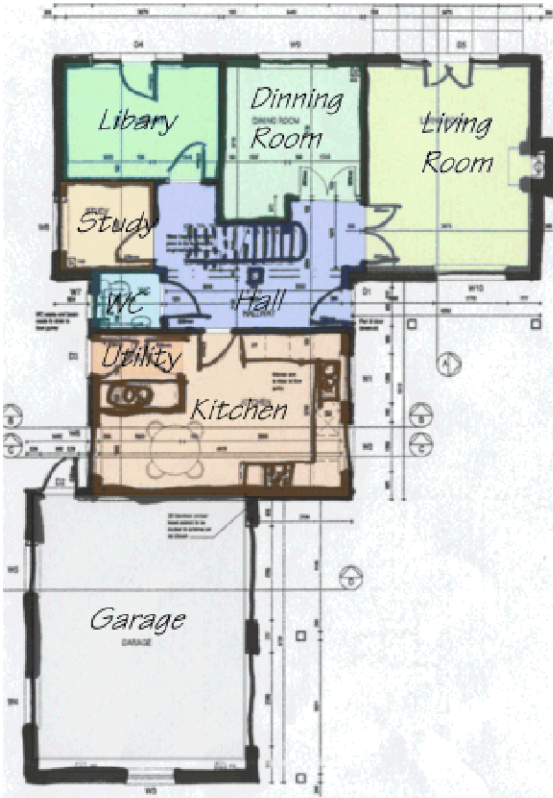
#### **Specification (13/05/2004)**

- Light Oak Lead Light U.P.V.C. Double Glazed Windows.
- U.P.V.C Oak Coloured Soffit & Fascia
- Gas Fired Central Heating.
- Hot Water Via A Pressurised System
- Fireplace Opening Inc Surround.
- Moulded Skirting And Architraves.
- Panelled Internal Doors.
- Brass Door Furniture.
- Lounge, Dining And Kitchen Fitted With Ceiling Speakers
- Karndean Flooring To Hall, Kitchen. Utility And W.C.
- Solid Hardwood Ledge And Brace Style Front Door With Bullion Glass.
- Ornate Fibrous Plaster Cornice To Lounge, Dining Room And Hall
- Gyproc Cornice To The Rest Of House
- Smoke Detectors.
- Burglar Alarm System.
- First Floor Fitted With Silent Floor Joists (except above garage)
- Bathroom Walls Fully Tiled And Fitted With Heated Towel Warmers
- En-suite Walls Fully Tiled And Fitted With Heated Towel Warmers
- Bathrooms Fitted With Back To The Wall Furniture.
- Fully Fitted Kitchen From Robert Michael Interiors Comprising Of The Following;
  - Granite And Or Iroko Worktops With Under slung S/S Sinks.
  - Fully Integrated Fridge.
  - Fully Integrated Freezer.
  - Fully Integrated Dish Washer.
  - Multifunction Oven, Hob, Extractor Hood Stainless Steel.
- Utility Room With S/Steel Sink And Space For Washing Machine And Tumble Drier
- Decorating. Emulsion Walls And White Gloss To Woodwork.
- Shingle Driveway
- Front And Rear Garden Grass Seeded.
- 10yr N.H.B.C. Warranty.

Sovereign Country Homes Reserves The Right To Change The Above Specification If Desired.

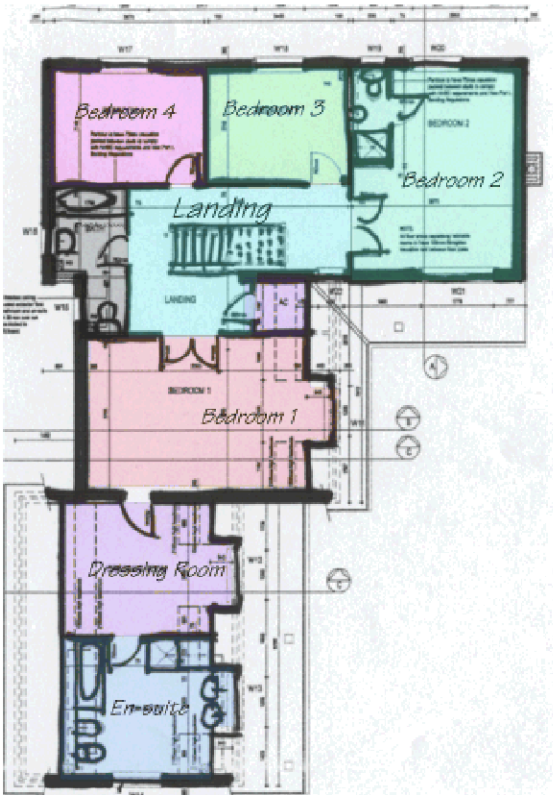
\*\*The information contained within these pages should not be relied upon as statements or representation of fact. Prospective purchasers should note that any \*elevations, room sizes, layouts have been taken from plan and may vary as construction takes effect. Any plans are shown for guidance purposes only. (\*\*\*)These rooms have sloping ceilings which may restrict head height. Measurements quoted have been scaled at floor level.) Any specification shown is correct at the time of publishing/(stated). Prospective purchasers are advised to confirm such details before entering into a binding contract and are also advised to check availability with the local office prior to making a journey.

**Ground Floor \*\***



- Hall
  - 4.200<4.900x1.100<3.400m (13'9"<16'1"x3'7"<11'2")
- Kitchen
  - 3.300<5.800x1.300<3.700m (10'10"<19'x4'3"<12'2")
- Utility
  - 1.900x1.750m ( 6'3"x5'9")
- W.C.
  - 1.200<1.450x1.050<1.300m (3'11"<4'9"x3'5"<4'3")
- Study
  - 1.250<1.950x1.750<2.000m (4'1"<6'5"x5'9"<6'7")
- Library
  - 3.600x2.100m (11'10"x6'11")
- Dining room
  - 1.500<3.300x2.800<3.600m (4'11"<10'10"x9'2"<11'10")
- Living room
  - 3.700<3.900x4.800m (12'2"<12'10"x15'9")

**First Floor \*\*\***



- Landing
  - 2.900<5.400x1.850<3.400m (9' 6"<17'9"x6'1"<11'2")
- Airing cupboard
  - 1.250x1.300m (4'1"x4'3")
- Bedroom 1
  - 5.300<5.800x3.700m (17'5"<19'x12'2")
  - Dressing Room
    - 3.500<4.000x3.100m (11'6"<13'1"x10'2")
  - En-suite
    - 3.500<4.000x2.400<3.200m (11'6"<13'1"x7'10"<10' 6")
- Bathroom
  - 0.950<1.200x1.700<3.400m (3'1"<3'11"x5'7"<11'2")
- Bedroom 4
  - 3.600x2.700 (11'10"x8'10")
- Bedroom 3
  - 3.300x2.700m (10'10"x8'10")
- Bedroom 2
  - 2.900<3.900x2.400<4.800m (9'6"<12'10"x7'10"<15'9")
- En suite
  - 0.900x2.200m (2' 11"x7'3")