



## Plot 30 - 15 Lees Close, Thaxted, Dunmow CM6 2GJ

A beautiful and contemporary 3-bedroom first floor new-build apartment, forming part of this exclusive and individually designed development, ideally located in the heart of the picturesque and historic medieval town of Thaxted.

**Guide Price: £370,000**

- Superb new build home
- 3 bedrooms, 1 ensuite
- Allocated off-road parking
- Superb location on the edge of the village
- High specification throughout
- Zonal underfloor heating throughout



## THE WHITTES, THAXTED

The Whittles is a beautiful development of 33 individually designed properties, of which Wadham homes are delighted to be able to offer 8 spacious apartments to add to their stunning scheme. The apartments will complement the other 25 homes, all finished to an exceptionally high standard with exquisite attention to detail and quality. Purchasing a property at 'The Whittles' provides you with a rare opportunity to reside in the heart of the much sought-after historic town of Thaxted. Contemporary living ideally located with all of your needs within touching distance – The Whittles offers everything you could wish for within reach from your doorstep. Local amenities are a plenty and with main road, rail and air networks all a short distance away, this really is a perfect place to live.

Wadham's attention to detail is best illustrated in their finishing touches and all properties in The Whittles development benefit from generous specifications. Bathrooms and en-suites feature SANEUX brassware, Novellini shower trays and enclosures, fitted mirrors and heated towel rails; kitchens are individually designed with tiled floors, quartz workshops and NEFF appliances; bedrooms include luxury carpets and terrestrial TV, USB and CAT 6 data points. All properties feature luxury carpets in main rooms, engineered Oak flooring, underfloor heating with Heatmiser thermostat wall mounted controllers in all rooms, bespoke chamfered skirting and architrave, satin chrome ironmongery and turfed gardens with patio areas and gate access. There is allocated parking for all plots.

## PLOT 30

In detail the accommodation comprises:-

### ENTRANCE HALL

With inset ceiling downlighting, Oak engineered flooring, Heatmiser thermostat wall mounted controller, smoke alarm, power points, storage cupboard housing Vaillant boiler, further storage cupboard housing underfloor heating controls, openings and doors to rooms:

### UTILITY CUPBOARD

With glass sliding doors, Oak work surface, power and plumbing for washing machine and tumble dryer.

### OPEN PLAN KITCHEN LIVING ROOM DINER

Kitchen area: comprising an array of eye and base level cupboards and drawers, with complementary quartz work surfaces and

splashback, one and a half bowl undermount stainless steel sink unit with integrated work surface drainer and contemporary mixer tap, integrated fridge freezer, integrated oven, integrated dishwasher, integrated four ring electric induction hob with integrated stainless steel extractor fan over, porcelain tiled flooring, breakfast bar with Oak threshold through to:

**Dining & Living room:** Oak engineered flooring with underfloor heating, sliding patio doors and further window opening out onto private balcony, inset ceiling downlighting, TV, telephone and power points.

### MASTER BEDROOM

With ceiling lighting, window to front aspect, TV, USB and telephone points, fitted carpet, underfloor heating and door through to:

### EN-SUITE

Comprising a fully tiled and glazed shower cubicle with dual head shower, wall mounted wash hand basin with contemporary mixer tap, electric shaving point, inset ceiling downlighting, extractor fan, chromium heated towel rail, porcelain tiled flooring with underfloor heating.

### BEDROOM 2

With ceiling lighting, window to front aspect, TV, USB and telephone points, fitted carpet, underfloor heating.

### BEDROOM 3

With ceiling lighting, Velux windows, TV, USB and telephone points, fitted carpet, underfloor heating.

### BATHROOM

Comprising a three piece suite of panel enclosed bath with contemporary wall mounted mixer tap, half tiled surround, semi-recessed wash hand basin with mixer tap, electric shaver point, large feature mirror, inset ceiling down lighting, extractor fan, chromium heated towel rail and porcelain tiled flooring with underfloor heating.

### OUTSIDE

The property is approached via a blocked paved road with allocated parking for two vehicles and a private balcony.





## LOCATION

The Whittles is perfectly located in the middle of the magnificent Medieval town of Thaxted, Essex with all the day to day amenities of life available within a short walk. Home to the distinguished Guildhall, eminent Thaxted Church and the restored John Webb's Windmill, Thaxted has a wonderful history which dates back to before the Domesday Book. Set against a backdrop of exquisite architecture, Thaxted is considered to be the jewel in the crown of Essex. The town is resplendent in architectural interest, unique in character with a flourishing community which remains today what it has been for the last ten centuries - a thriving town which moves with the times, but also embraces its heritage with admirable respect.

## COUNCIL TAX BAND

Tax band TBC

## EPC RATING

Band TBC

## LOCAL AUTHORITY

Uttlesford District Council

**51 High Street, Saffron Walden, Essex, CB10 1AR**

**T: 01799 668600**

**W: [www.arkwrightandco.co.uk](http://www.arkwrightandco.co.uk)**



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