



# COPLAND CLOSE

BROOMFIELD CHELMSFORD

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**Fenn**Wright<sup>®</sup>

Present **an exceptional collection of quality new-build bungalows**  
in the sought-after setting of Broomfield, Chelmsford, Essex.

A quality development by the **Copland Close Development Company Ltd**  
built by **Greenacre Construction Essex**

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#### IMAGE SHOWS PLOT ONE

Indicative computer generated image is for illustrative purposes only. Please note the materials and surroundings may vary.

# WELCOME

From the very first glance, these beautifully-appointed new-build bungalows – two detached and two semi-detached – convey a sense of quality and tranquility. Grouped along their own private gravel driveway with views through established mature trees to open green fields beyond, this is a place you can truly call your own, where you can happily relax and entertain, or equally retreat to some well-deserved calm.

Everywhere you look, you'll find the utmost attention paid to every detail. From the fine quality of the hand-selected materials, through to the exceptional craftsmanship and subtle, inobtrusive low-level lighting. The homes are set in comfortably-sized plots that feature neatly landscaped gardens and thoughtful new plantings.

Gardens feature elegant patio areas, freshly-laid lawns and new trees to provide colour, shade and privacy, whilst inside, each home is characterised by modern open-plan living areas with full-length bi-fold doors onto the garden, generous double bedrooms, and luxury designer bathrooms and en-suites. With a high level of comfort and convenience, these are bungalows you will be proud to call home now and for many years to come.

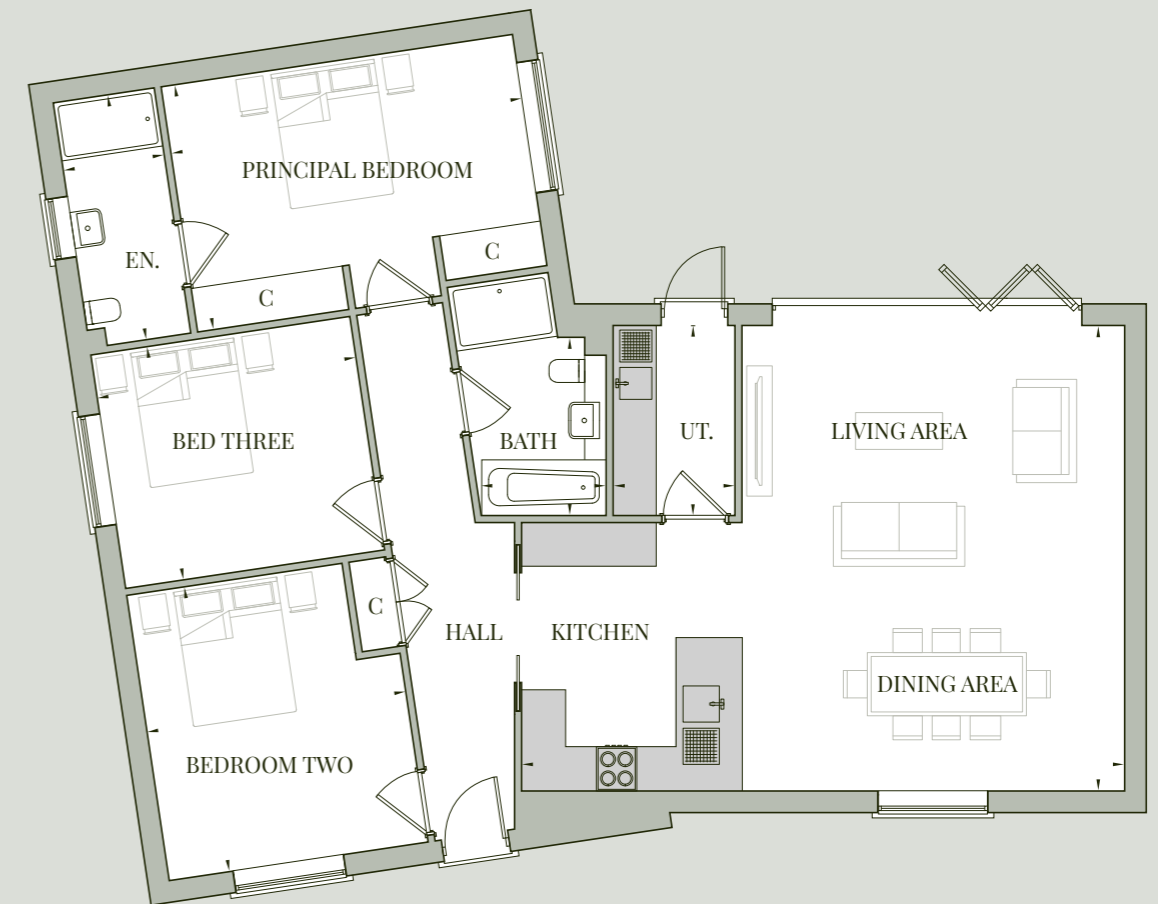
*"Perfectly situated on the edge of Chelmsford – where both the city and the countryside are on your doorstep – Copland Close is a prime location to enjoy all the very best aspects of a modern lifestyle".*

# PLOT ONE



## A DETACHED THREE BEDROOM BUNGALOW ON A CORNER PLOT

This impressive modern bungalow occupies an attractive plot enhanced by charming front landscaping on two aspects. Inside, sliding doors give access to a beautiful designer kitchen, complete with quality integrated appliances, before you continue onward to the expansive open plan living/dining area, where a wall of glazed bi-folding doors open out onto the patio. You'll also find a convenient utility room with outdoor access, a sleek family bathroom, a principal bedroom complemented by a luxury en-suite shower room and two further double bedrooms.



### MEASUREMENTS

Kitchen / Living / Dining	8.275m x 6.365m	27'2" x 20'11"
Utility Room	2.570m x 1.645m	8'5" x 5'5"
Master Bedroom	4.865m x 3.365m	16'0" x 11'0"
En-Suite	3.365m x 1.370m	11'0" x 4'6"
Bedroom Two	3.570m x 3.930m	11'9" x 12'11"
Bedroom Three	3.570m x 3.220m	11'9" x 10'7"
Bathroom	2.400m x 1.685m	7'10" x 5'6"

Gross internal floor area : **114.6 sqm ( 1233.5 sqft )**

C Cupboard En En-Suite Ut Utility Room ► Indicates where approximate measurements are taken from.

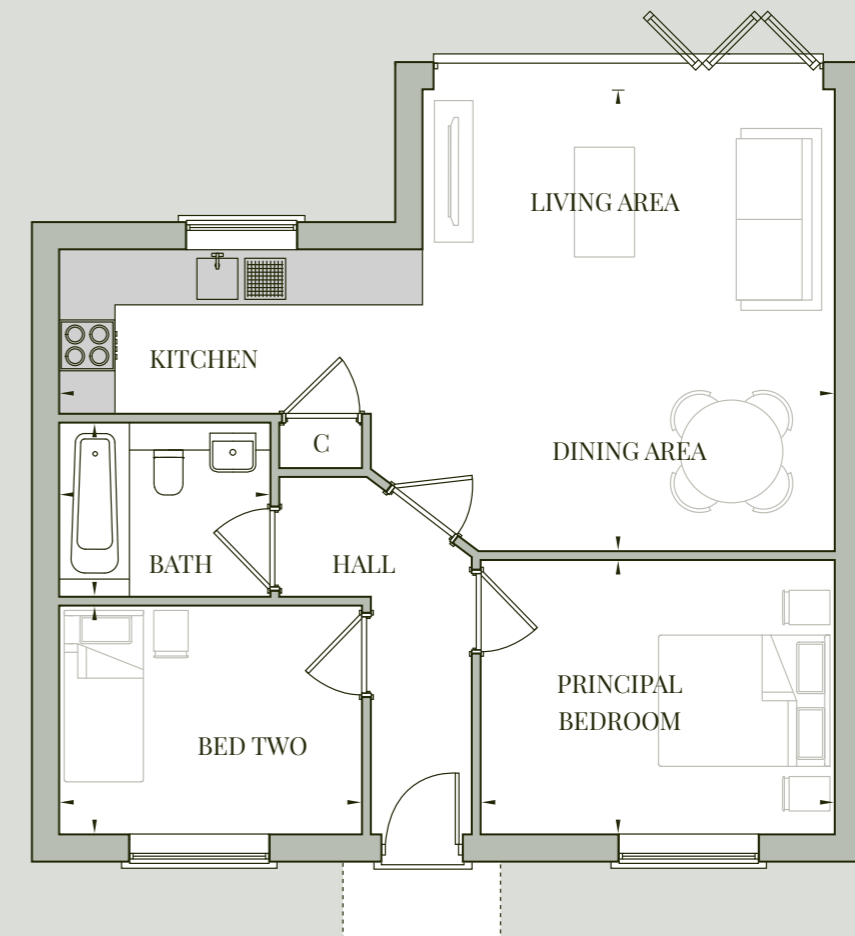
The illustrations are computer generated images and are for guidance purposes only. External materials, finishes, landscaping, orientation of sanitaryware, wardrobes and kitchen layouts may vary. Whilst they have been prepared for the assistance of the prospective purchaser, information is preliminary and for guidance purposes only. Please note elevations, room sizes and layouts are from architects drawings and may vary as construction takes effect. All dimensions are approximate, may differ and should not be used for carpet sizes, appliance spaces or items of furniture.

# PLOT TWO



## A CHARMING SEMI-DETACHED TWO BEDROOM BUNGALOW

Bringing together everything you need for comfortable living, the welcoming open-plan cooking, living and dining area is truly the focal point of this home. The beautifully appointed kitchen is fitted with a good range of quality branded appliances, while the back wall of the versatile shared space is given over completely to glazed bi-folding doors – creating a real indoor-outdoor experience. The generous principal bedroom is complemented by a good-sized single room, while a luxury modern bathroom with elegant sanitaryware complete the home.



### MEASUREMENTS

Kitchen / Living / Dining	8.440m x 5.020m	27'8" x 16'6"
Principal Bedroom	3.840m x 2.970m	12'7" x 9'9"
Bedroom Two	3.275m x 2.475m	10'9" x 8'1"
Bathroom	2.275m x 1.870m	7'6" x 6'2"

Gross internal floor area : **61.6 sqm ( 663 sqft )**

C Cupboard En En-Suite Ut Utility Room ► Indicates where approximate measurements are taken from.

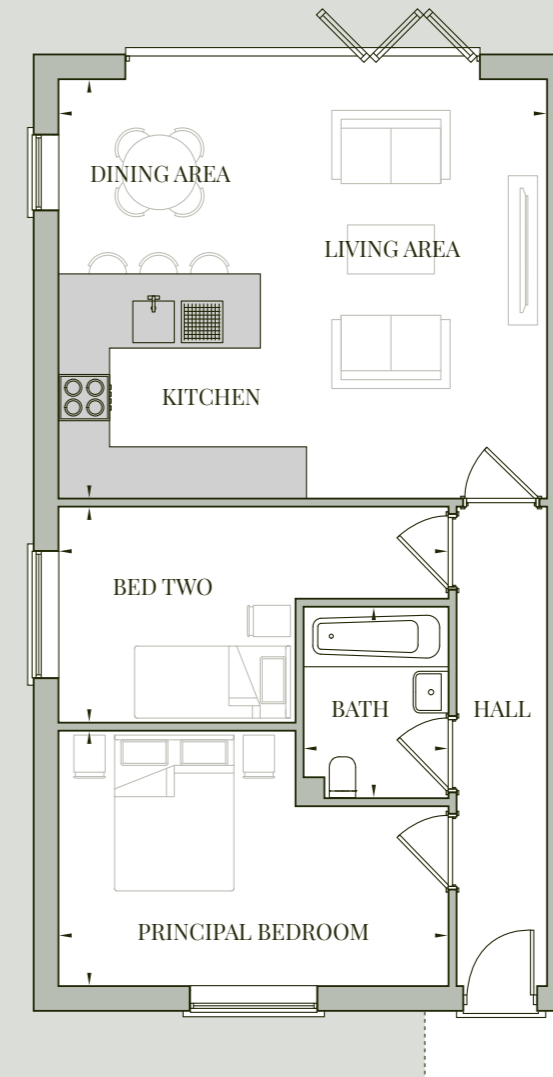
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# PLOT THREE



## A WELCOMING TWO BEDROOM SEMI-DETACHED BUNGALOW

This elegant bungalow makes the best use of space at every turn. Inside, you'll find a generous principal double bedroom, complemented by a well-proportioned single room – perfect for guests – and a stylish family bathroom featuring a range of high-quality fittings and sanitaryware. Filling the entire rear half of the property, the impressive cooking-dining-living area features a contemporary kitchen fitted with branded integrated appliances, premium work surfaces and a handy breakfast bar, while glazed bi-folding doors across the back wall enjoy views into the neatly-landscaped rear garden.



### MEASUREMENTS

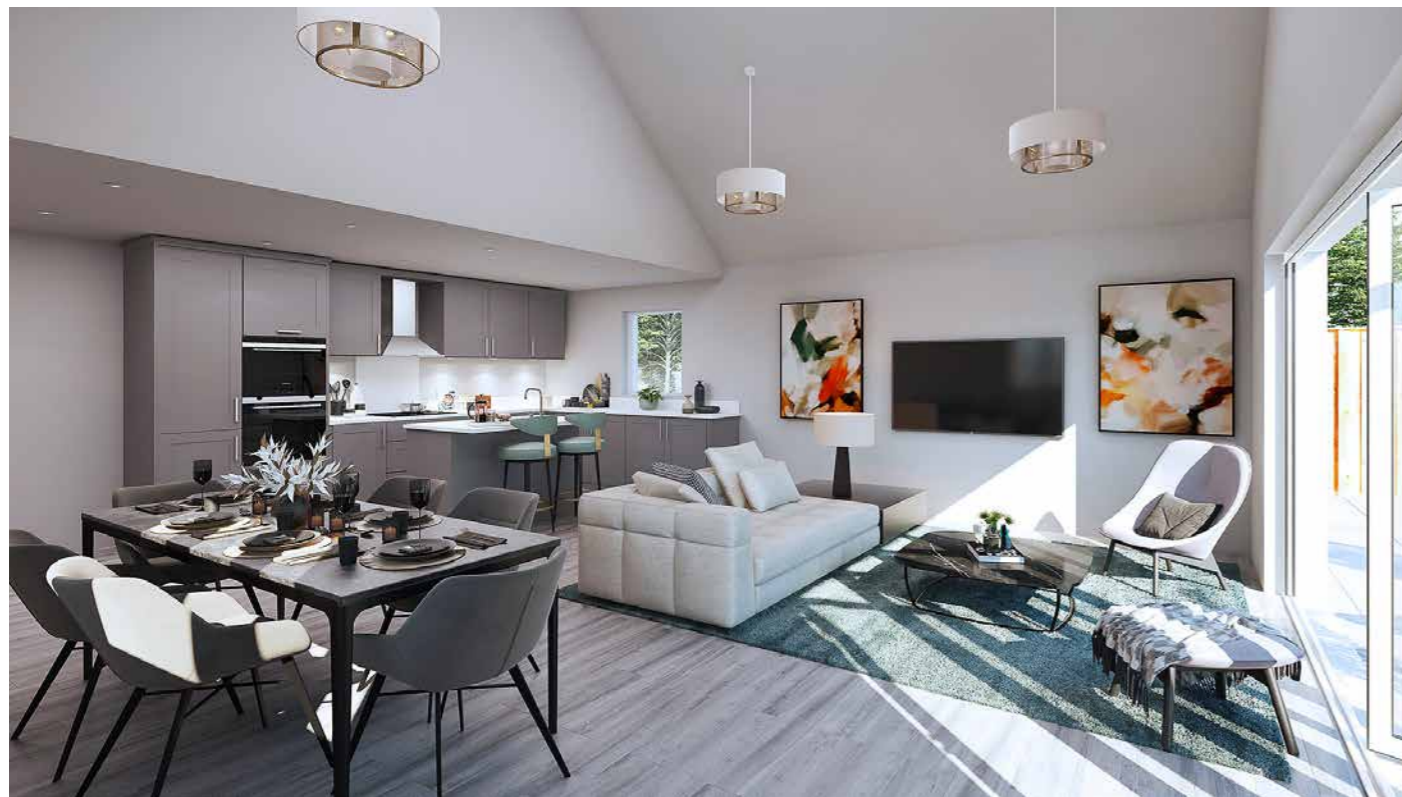
Kitchen / Living / Dining	5.010m x 5.875m	16'5" x 19'3"
Principal Bedroom	4.675m x 3.050m	15'4" x 10'0"
Bedroom Two	4.675m x 2.570m	15'4" x 8'5"
Bathroom	2.270m x 1.700m	7'5" x 5'7"

Gross internal floor area : **63.9 sqm ( 687.8 sqft )**

C Cupboard En En-Suite Ut Utility Room ► Indicates where approximate measurements are taken from.

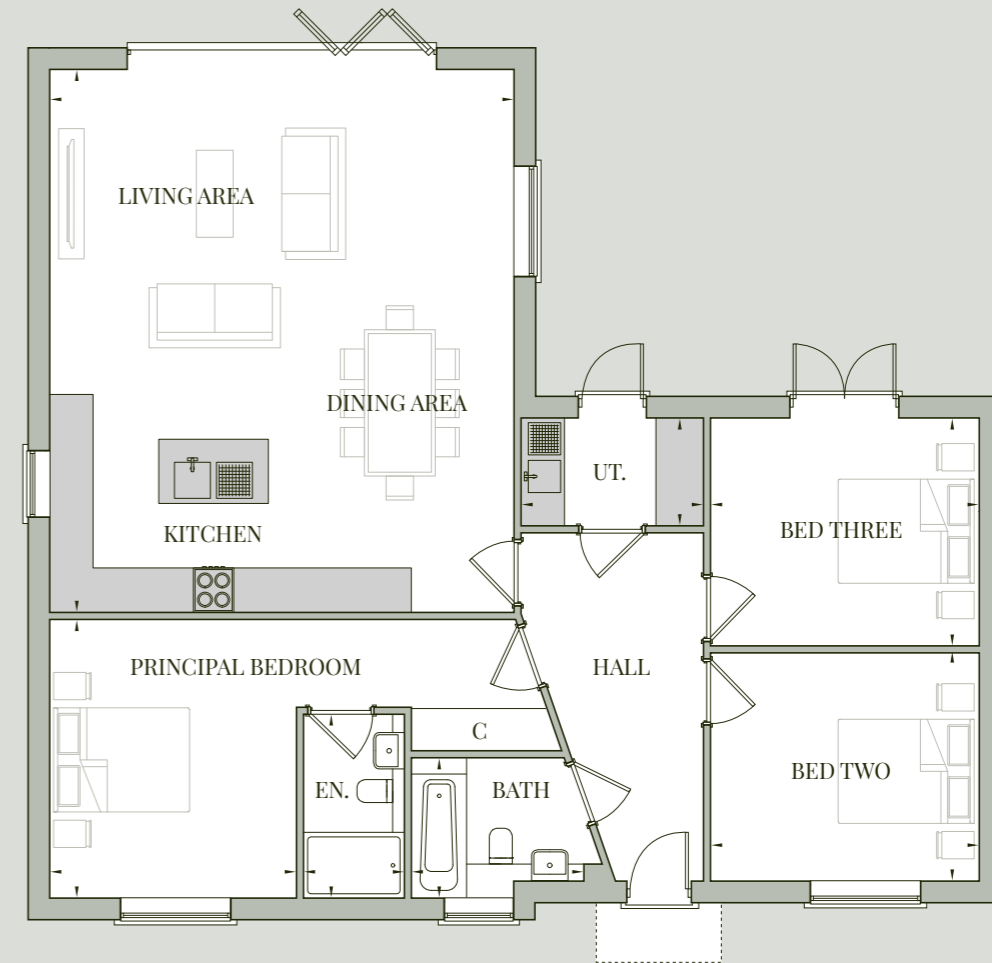
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# PLOT FOUR



## AN WELL-PROPORTIONED THREE BEDROOM BUNGALOW

This luxury bungalow's proportions are designed to impress. The generous principal bedroom comes with extra built-in storage and an exquisite en-suite shower room. Each secondary double bedroom is comfortably-sized, with one enjoying French doors onto the rear patio. The expansive kitchen-dining-living area is the heart of the home, featuring a stylish designer kitchen and preparation island, natural light from three sides and bi-folding doors overlooking the rear garden. A refined family bathroom and handy utility room with outdoor access complete the accommodation.



### MEASUREMENTS

Kitchen / Living / Dining	7.455m x 6.370m	24'6" x 20'11"
Utility Room	2.470m x 1.475m	8'1" x 4'10"
Principal Bedroom	3.795m x 3.365m	12'5" x 11'0"
En-Suite	2.500m x 1.370m	8'2" x 4'6"
Bedroom Two	3.675m x 3.125m	12'1" x 10'3"
Bedroom Three	3.675m x 3.125m	12'1" x 10'3"
Bathroom	2.075m x 1.900m	6'10" x 6'3"

Gross internal floor area : **113.2 sqm ( 1218.4 sqft )**

C Cupboard En En-Suite Ut Utility Room ► Indicates where approximate measurements are taken from.

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# THE SITE PLAN

Copland Close comprises two impressive three bedroom detached bungalows and two beautifully-designed semi-detached bungalows – all built to an exceptionally high standard.



*Buildzone Warranty for New Homes*

Every home within this development is covered by a guarantee for new homes which includes features such as a 10-year structural warranty cover. ([www.build-zone.com](http://www.build-zone.com))

Whilst the computer generated development layout shown has been prepared for the assistance of the prospective purchaser, the information is preliminary and for guidance purposes only. All planting and landscaping shown within computer generated imagery is indicative only and may vary as construction takes effect. Please speak to the sales agents for further information. Ground levels and other variations are not shown. Suggested north position, hard and soft landscaping and similar details are indicative only and may vary from what is shown – purchasers should satisfy themselves such information is correct and can ask our sales agents to view the detailed architects site drawings for full and accurate details.

# SPECIFICATION

## KITCHENS –

- Contemporary shaker style units with soft close doors
- Quartz worktops and matching upstand
- Ceramic undermount sink and chrome taps
- Integrated branded double-oven
- Branded 800mm induction hob to Plots 1 and 4.
- Branded 600mm induction hob to Plots 2 and 3.
- Wine cooler ( Plots 1 and 4 only )
- Integrated 70/30 fridge freezer
- Integrated dishwasher
- LED under-cabinet lighting
- Integrated washing machine ( Plots 2 and 3 )

## UTILITY ROOMS –

- Contemporary shaker style units
- Quartz worktops and matching upstand
- Ceramic undermount sink and chrome taps
- Space for washing machine and tumble dryer

## BATHROOMS –

- White contemporary sanitaryware
- Vanity unit
- Modern chrome taps and fittings
- Clear glass shower screen with chrome fittings
- Heated chrome towel rail ( electric )
- Fully tiled floor to bath/shower areas, with chrome edging
- Half tiled walls elsewhere

## ELECTRICAL FITTINGS –

- LED recessed downlighters and pendant fittings
- External power socket
- USB sockets in kitchen and bedrooms
- Electrical shaver point to bathrooms and ensuites
- External lighting to front door and patio areas
- Electric car charging point
- Wiring for digital TV to living room, kitchen and bedrooms
- Data points to living room, kitchen and bedrooms

## HEATING AND SECURITY –

- Vaillant ecoTEC mains gas combi boiler
- Thermostat controlled zoned underfloor heating throughout
- Electric heated chrome towel rail to bathroom and en suites
- Mains powered smoke and heat alarms
- Multipoint locking front door
- Buildzone 10 year structural warranty

## FINISHING TOUCHES –

- External water tap
- Double glazed casement windows with chrome ironmongery
- Block paving to parking spaces ( Two parking spaces per plot, plus two additional communal parking spaces )
- Generous patio areas
- Timber close boarded fencing
- White Dulux painted walls
- White Dulux Satinwood to woodwork
- Oak veneer doors with chrome ironmongery
- Light grey LVT flooring to kitchen / dining area and hallway
- Mid grey carpet to bedrooms
- Planting to front garden areas
- Loft hatch and ladder

## EXTERNAL –

- Red brickwork
- Natural slates on roof
- Black down pipes and guttering
- Grey fascias and soffits
- Grey windows and front door

## OPTIONAL EXTRAS –

- Washing machine and tumble dryer
- Wireless security alarm

Please note, the specification listed on this page is correct as intended at the time of going to print.

## A SOUGHT-AFTER VILLAGE SURROUNDED BY FARMLAND AND EXCEPTIONAL AMENITIES



*Broomfield has long been Chelmsford's proudest satellite village. Sitting just north of the City on the main road to Braintree, it has become one of the area's most sought-after locations to live, thanks to its close proximity to everything the dynamic city has to offer, the peace of the countryside and its convenient local amenities.*



Broomfield is well-known for its excellent access to both the city and the wider region's road and rail networks. Within just a few minutes, you can be well on your way to everywhere from the bright lights of London, Essex's Sunshine Coast, a host of charming villages and market towns throughout the region – or the M25 for further destinations all over the country. The area's rich combination of scenery, opportunity and convenience will ensure Copland Close is the ideal place to call home.

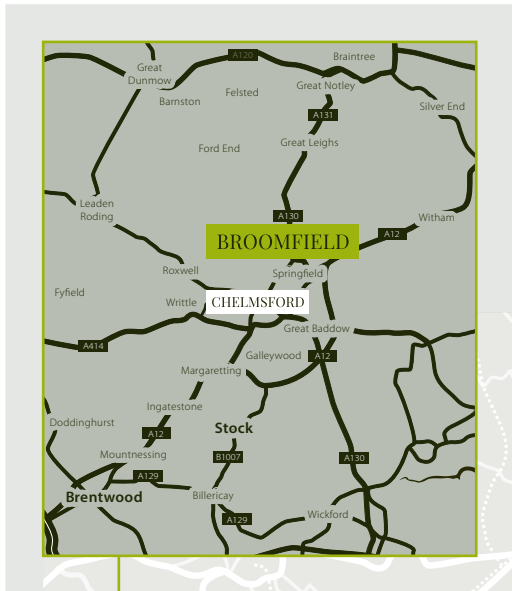
Just a short walk from home, where School Lane meets the Main Road, you'll find Broomfield Food Express for all your immediate grocery needs, as well as the local Library and much-loved public house The Angel. Behind the pub, the Village Hall and surrounding grounds are host to a floodlit astro turf multi-user games area, a new outdoor gym and a modern indoor venue for community clubs and events.

Nearby, Centenary Wood is ideal for peaceful walks through a charming backdrop of trees and grassland, while David Smith Field is home to an adventure cycleway – providing paths and picnic areas for people to enjoy the scenery as well as a dedicated area for fun on bikes and scooters.

*Of course, with the centre of Chelmsford just 2.5 miles away, you'll never be far from a huge variety of exciting stores, restaurants and entertainments. Amongst the city's pedestrianised shopping district, two indoor malls and recently-completed Bond Street centre, you'll find a wealth of independent boutiques, household names, high street brands, chic salons and high-end department stores, as well as occasional market stalls and tasty street food options. For eating out, you're spoilt for choice with everything on offer from the well-known mainstream franchises to trendy artisan eateries, fine dining establishments, traditional pub grub and unique family-run restaurants serving cuisine from all nationalities.*

Meanwhile, away from the bustle of retail, you can relax while strolling along one of the many riverside paths through the city, enjoy downtime in the charming environment of Central Park or the Cathedral grounds, visit the Civic Theatre or Odeon multi-screen cinema, or take in a day's play at Essex County Cricket ground – all within walking distance of each other in the city centre. Golf enthusiasts might enjoy trying out the greens at one of the nearby clubs. The highly-rated Little Channels Golf Centre is just a couple of miles away, the popular Chelmsford Golf Club, set in tremendous grounds, is on the southern edge of the city and the modern Hylands Golf Centre is further south by the Margaretting junction with the A12.





# COPLAND CLOSE

## BROOMFIELD, CHELMSFORD, ESSEX


To find us use the SatNav postcode **CM1 7DT**



Heading south-west, the A12 takes you through the desirable Essex countryside, past Brentwood and over the M25 all the way into central London. With the M25 around 16 miles away, you can easily be over the Dartford Crossing in around 40 minutes and on your way to destinations all around the London orbital region and beyond. North from Broomfield, the A131 and B1008 take you to Chelmsford Racecourse, bustling Braintree, the picturesque villages around Great Dunmow and onwards via the A120 to Stansted Airport in approximately 25 minutes, from where you can connect to key destinations all over Europe.

*Chelmsford Station is under 3 miles from Copland Close, from where around 123 trains per day run directly into London Liverpool Street, with journey times ranging between 32 to 50 minutes. The journey into Chelmsford city centre typically takes less than ten minutes by car, but if you'd prefer to be free of driving and parking, regular bus services run in both directions from stops near Broomfield Library.*

### Surrounding Area.

Chelmsford Station 	2.5 Miles
A12 ( Junction 15 )	6 Miles
Shenfield Station ( Crossrail )	13 Miles
M25 ( Junction 28 )	16 Miles

### Train Connections.

Shenfield [ SNF ]	11 Mins
Stratford [ SRA ]	26 Mins
Liverpool Street [ LST ]	40 Mins
Canary Wharf [ DLR ] *	52 Mins

# FennWright

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