



Persona Homes

by Home Group

Pompadour

CHANNELS DRIVE, CHELMSFORD

Amber - 2 bedroom houses

A collection of two-bedroom houses, designed to maximise living space and provide a strong connection with the countryside.



*Image depicts a previous Pompadour show home with a similar specification.

Contact us:

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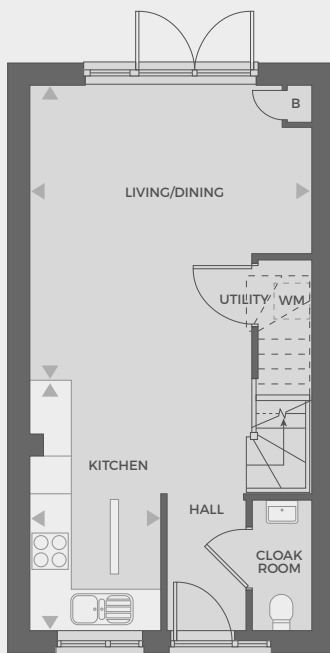
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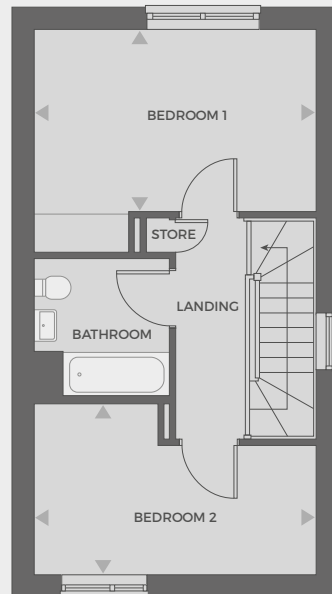
Channels Drive, Chelmsford CM3 3FU

Plots 169, 170, 177, 214, 215

| | |
|---------------|---------------|
| Living/Dining | 4.66m x 4.46m |
| Kitchen | 3.96m x 3.51m |
| Bedroom 1 | 3.53m x 4.46m |
| Bedroom 2 | 2.70m x 4.46m |
| Total Area | 76.9 sq m |



Ground floor



First floor



Any floor plans are a general outline of the layout of the property for guidance only. All measurements are approximate and may vary and any intending purchasers should not rely on them as statements of fact or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. Dimensions shown are not intended to be relied upon for installation of appliances or items of furniture or otherwise. Cgi's and images are for illustrative purposes only and do not constitute nor constitute part of an offer or contract.



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Sapphire - 3 bedroom houses

*Modern three-bedroom homes with separate kitchen and living room
with direct access to the garden.*



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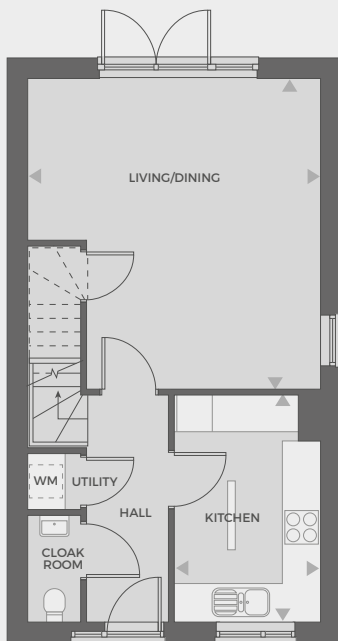
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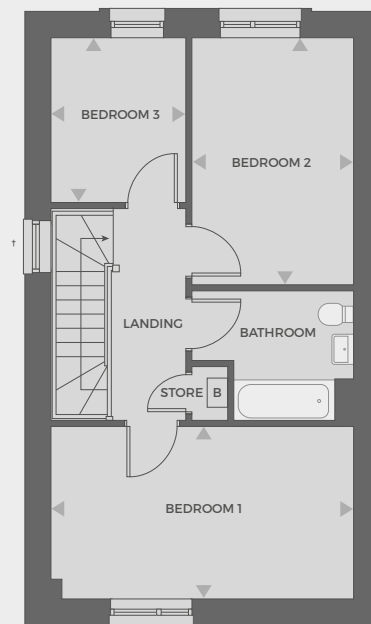
Channels Drive, Chelmsford CM3 3FU

Plots 219, 220, 221, 222, 223

| | |
|---------------|---------------|
| Living/Dining | 5.32m x 5.02m |
| Kitchen | 3.90m x 2.48m |
| Bedroom 1 | 5.02m x 2.86m |
| Bedroom 2 | 4.08m x 2.68m |
| Bedroom 3 | 2.73m x 2.24m |
| Total Area | 93.4 sq m |



Ground floor



First floor



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Jade - 3 bedroom houses

Open plan three-bedroom houses with direct access into the garden from living room.



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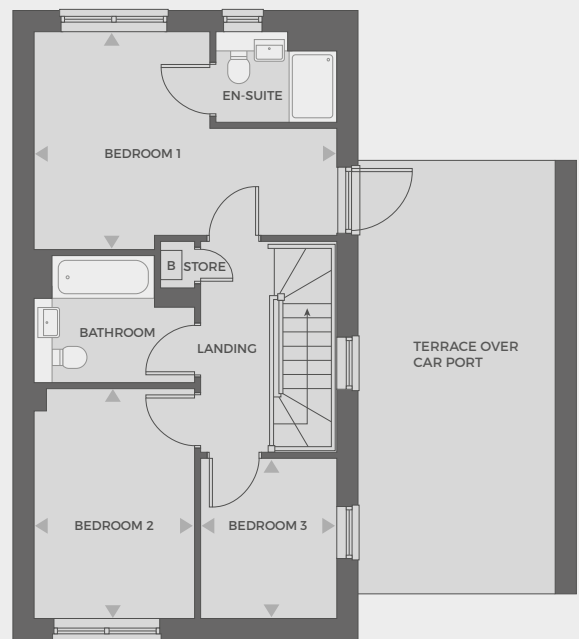
Channels Drive, Chelmsford CM3 3FU

Plots 172, 180, 181, 185, 186, 207, 213, 225, 226, 227, 228

| | |
|-------------------|------------------|
| Living | 5.02m x 3.39m |
| Dining | 3.98m x 2.66m |
| Kitchen | 4.07m x 3.80m |
| Bedroom 1 | 2.68m x 2.09m |
| Bedroom 2 | 3.81m x 2.91m |
| Bedroom 3 | 2.67m x 2.25m |
| Total Area | 95.9 sq m |



Ground floor



First floor

*Image shown is a house from a previous phase and although is similar in look, it is not a true and correct depiction of the houses in this phase.



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CHANNELS DRIVE, CHELMSFORD

Jade - 3 bedroom houses

Open plan three-bedroom houses with direct access into the garden from lounge.



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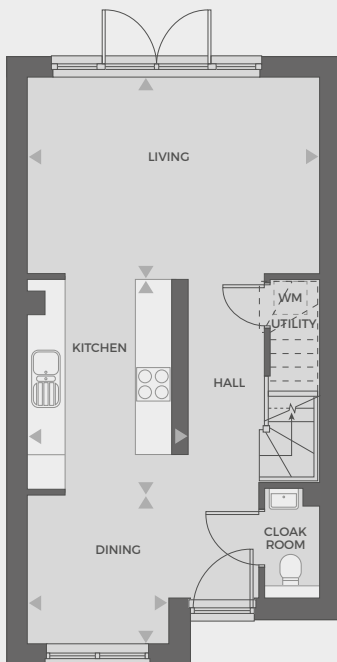
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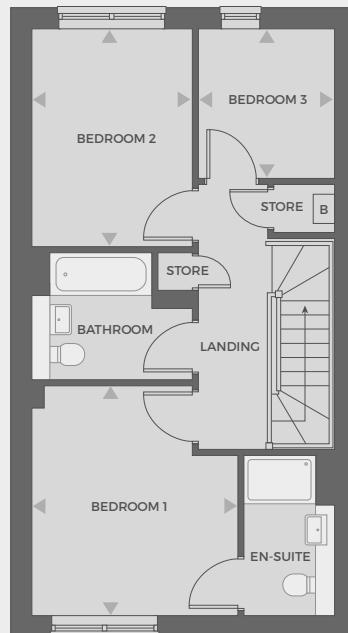
Channels Drive, Chelmsford CM3 3FU

Plot 171

| | |
|------------|---------------|
| Living | 5.02m x 3.39m |
| Dining | 3.98m x 2.56m |
| Kitchen | 4.07m x 3.80m |
| Bedroom 1 | 3.81m x 3.40m |
| Bedroom 2 | 3.60m x 2.66m |
| Bedroom 3 | 2.25m x 2.47m |
| Total Area | 95.9 sq m |



Ground floor



First floor



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Topaz - 3 bedroom houses

Open-plan three-bedroom houses with direct access to garden from living room and en-suite bathroom to master bedroom.



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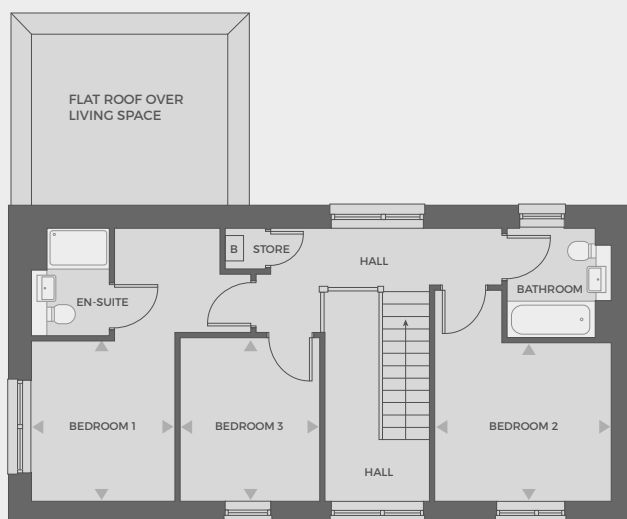
Channels Drive, Chelmsford CM3 3FU

Plots 167, 175, 183, 184, 187, 192, 217

| | |
|-------------------|-------------------|
| Living | 3.79m x 3.62m |
| Dining | 3.79m x 2.55m |
| Kitchen | 4.45m x 2.80m |
| Bedroom 1 | 2.76m x 3.08m |
| Bedroom 2 | 3.37m x 3.04m |
| Bedroom 3 | 2.65m x 3.14m |
| Total Area | 106.9 sq m |



Ground floor



First floor



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Jasper - 3 bedroom houses

Three-bedroom houses with spacious living spaces, direct access to the garden from the lounge and kitchen. Master bedrooms benefit from en-suite bathrooms.



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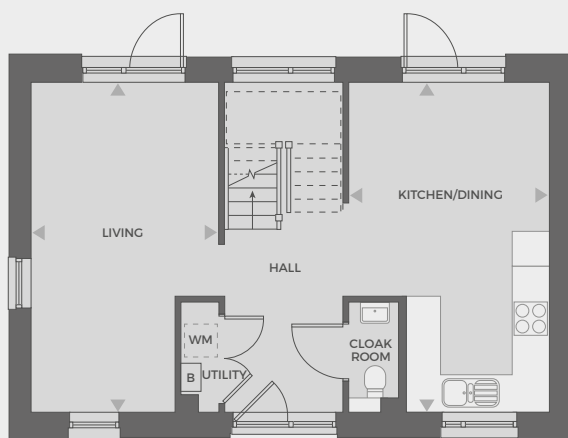
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Channels Drive, Chelmsford CM3 3FU

Plots 174, 176, 182, 218

| | |
|-----------------|---------------|
| Living / Dining | 5.70m x 3.24m |
| Kitchen | 3.46m x 5.70m |
| Bedroom 1 | 2.05m x 1.96m |
| Bedroom 2 | 3.50m x 3.23m |
| Bedroom 3 | 3.23m x 2.10m |
| Total Area | 101.1 sq m |



Ground floor



First floor

*Please note that in plots 174 and 176 the boiler is in the kitchen and not the hall way kitchen.



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Garnet - 4 bedroom houses

Spacious four-bedroom family homes with private snug, direct access to the garden from the lounge and access to a balcony from master bedroom.



*Image is of a house from a previous phase. External specification will vary. The balconies will have posts and not Cantilevered.

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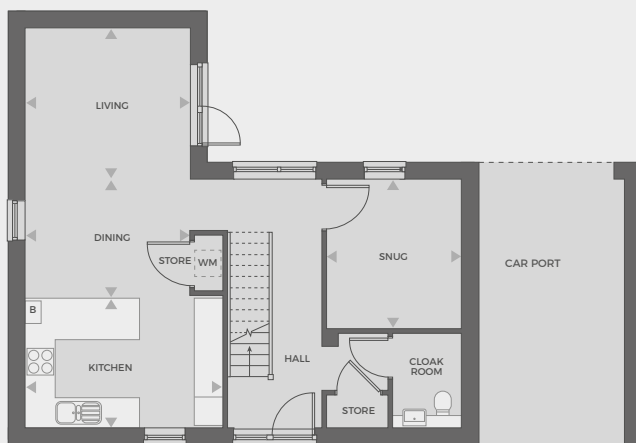
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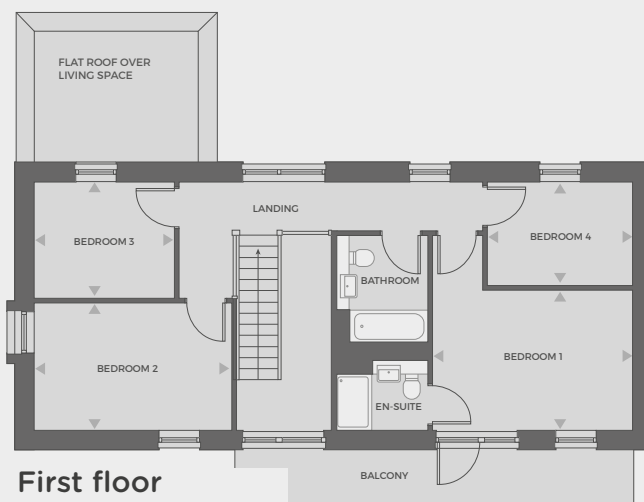
Channels Drive, Chelmsford CM3 3FU

Plots 166, 179, 206, 208, 212, 224*

| | |
|-------------------|-------------------|
| Living | 3.56m x 3.26m |
| Dining | 3.56m x 2.56m |
| Kitchen | 4.25m x 2.80m |
| Snug | 3.22m x 2.90m |
| Bedroom 1 | 4.30m x 3.02m |
| Bedroom 2 | 4.25m x 2.52m |
| Bedroom 3 | 3.02m x 2.52m |
| Bedroom 4 | 3.12m x 2.25m |
| Total Area | 125.4 sq m |



Ground floor



First floor

*Unit 224 does not come with a balcony.



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Onyx - 4 bedroom houses

Spacious four-bedroom house covering three floors with garden and terrace.



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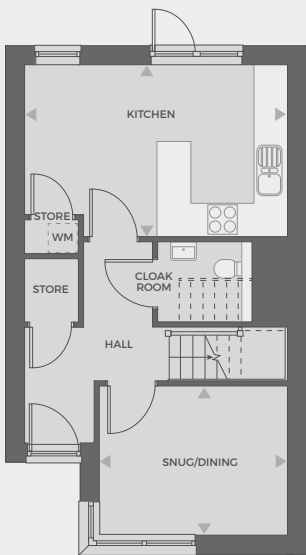
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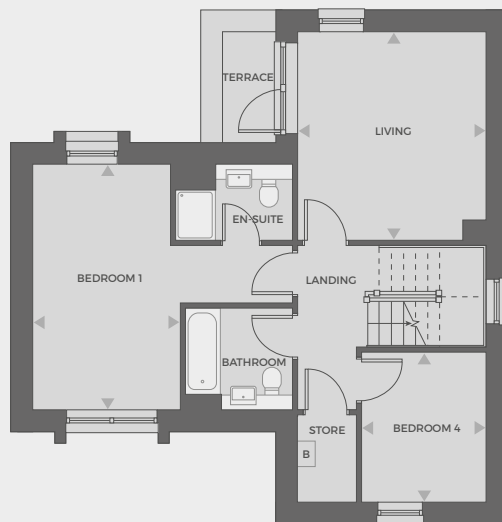
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Plots 209, 210, 211

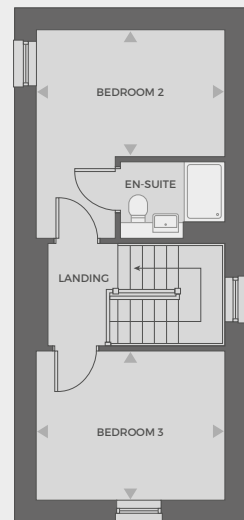
| | |
|--------------|-----------------|
| Living | 4.07m x 3.67m |
| Dining/ Snug | 3.67m x 2.91m |
| Kitchen | 5.14m x 3.36m |
| Bedroom 1 | 4.80m x 2.89m |
| Bedroom 2 | 3.67m x 2.47m |
| Bedroom 3 | 3.67m x 2.91m |
| Bedroom 4 | 2.43m x 2.93m |
| Total Area | 137 sq m |



Ground floor



First floor



Second floor



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Peridot – 4 bedroom houses

*Spacious four-bedroom house over three floors, terrace and garden.
Master bedroom benefits from en-suite bathroom.*



*Image is of a house from a previous phase. External specification will vary.

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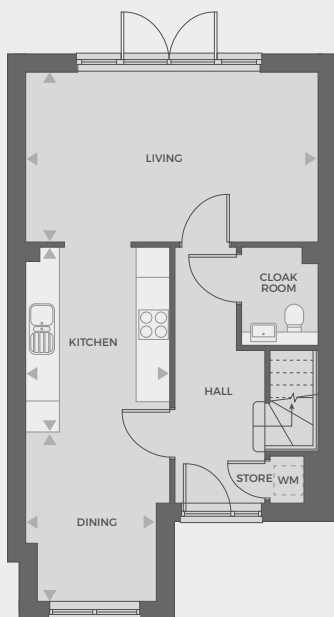
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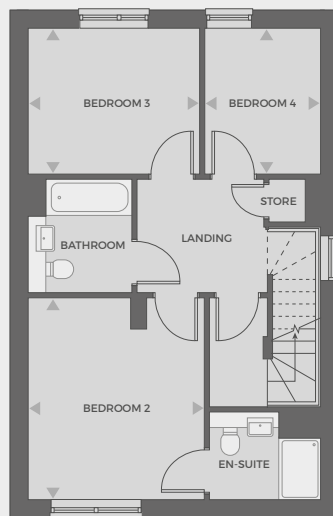
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Plots 165, 188, 189, 190, 191

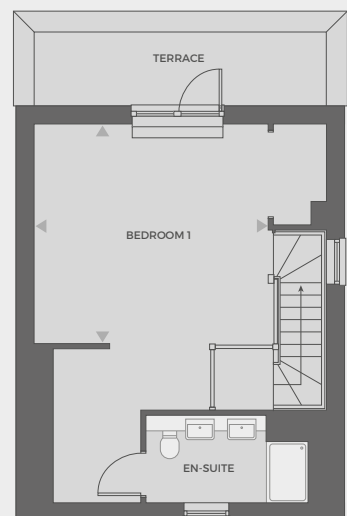
| | |
|------------|---------------|
| Living | 5.70m x 3.30m |
| Dining | 3.31m x 2.81m |
| Kitchen | 3.61m x 2.81m |
| Bedroom 1 | 4.69m x 4.28m |
| Bedroom 2 | 3.93m x 3.43m |
| Bedroom 3 | 3.34m x 2.83m |
| Bedroom 4 | 2.83m x 2.25m |
| Total Area | 149.9 sq m |



Ground floor



First floor



Second floor



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Emerald - 4 bedroom houses

Spacious four-bedroom house with sky lounge, garden, balcony overlooking serene green fields, and double garage.



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Channels Drive, Chelmsford CM3 3FU

Plots 168, 173

| | |
|-----------------------|-------------------|
| Kitchen/Dining/Living | 4.12m x 9.58m |
| Sky Lounge | 4.12m x 2.71m |
| Bedroom 1 | 7.16m x 3.67m |
| Bedroom 2 | 4.91m x 4.12m |
| Bedroom 3 | 2.93m x 4.31m |
| Bedroom 4 | 4.12m x 2.75m |
| Total Area | 164.7 sq m |



Ground floor



First floor



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CHANNELS DRIVE, CHELMSFORD

Agate - 4 bedroom houses

*Spacious four-bedroom family home with garden and balcony.
Master bedroom benefits from an en-suite bathroom and built-in dressing area.*



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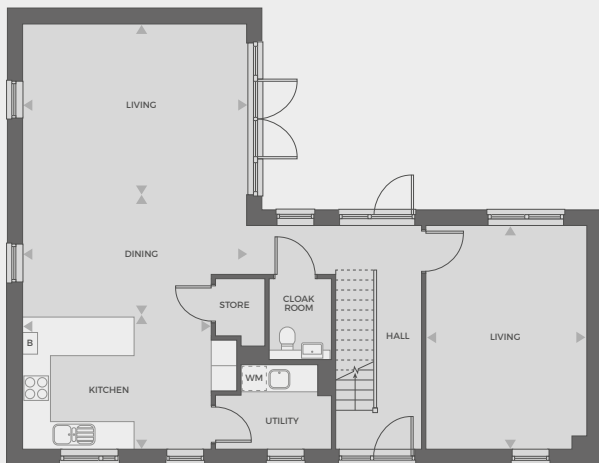
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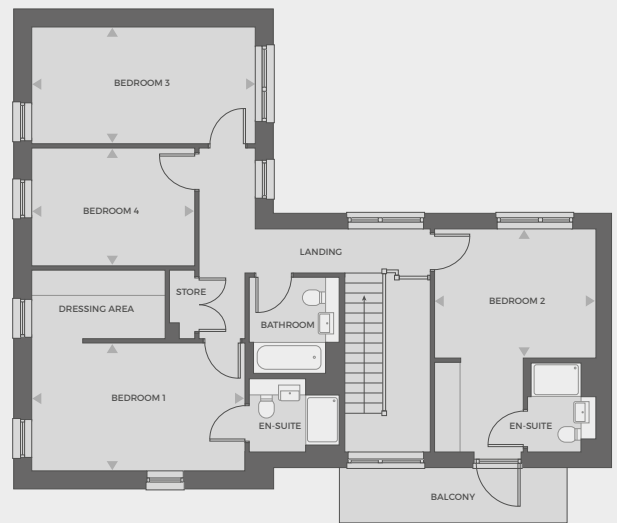
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Plots 178, 216

| | |
|-------------------|-------------------|
| Living | 5.25m x 3.72m |
| Dining | 5.25m x 3.15m |
| Kitchen | 4.42m x 3.10m |
| Bedroom 1 | 5.01m x 3.01m |
| Bedroom 2 | 3.79m x 3.04m |
| Bedroom 3 | 5.25m x 2.73m |
| Bedroom 4 | 3.83m x 2.75m |
| Total Area | 184.1 sq m |



Ground floor



First floor



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CHANNELS DRIVE, CHELMSFORD

Opal – 5 bedroom houses

Five-bedroom family home with open plan living space, double garage, garden and balconies.



*Image is of a house from a previous phase. External specification will vary. Please note that there are no timber shingles and the bricks are red.

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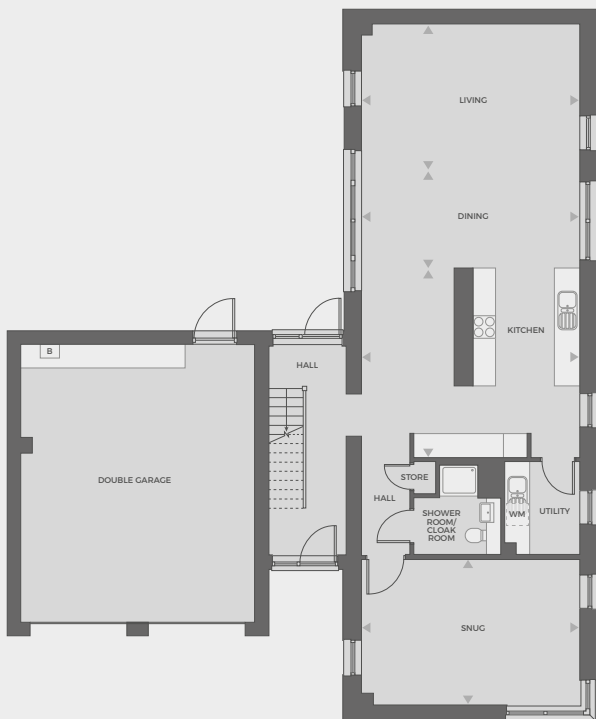
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Plot 164

| | |
|-------------------|-------------------|
| Living | 5.58m x 3.70m |
| Dining | 5.58m x 2.55m |
| Kitchen | 5.58m x 4.83m |
| Snug | 5.58m x 3.72m |
| Bedroom 1 | 4.57m x 3.59m |
| Bedroom 2 | 5.58m x 3.58m |
| Bedroom 3 | 4.91m x 3.37m |
| Bedroom 4 | 3.69m x 3.34m |
| Bedroom 5 | 2.66m x 4.21m |
| Total Area | 231.1 sq m |



Ground floor



First floor



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