



P R I M E R E S I D E N T I A L

P R E S E N T S

Mott Street, Sewardstonebury



elliott **E | J** james

# Mott Street, Sewardstonebury



One sold, one remaining! Nestled only moments away from Loughton, on Mott Street, this exquisite new build home offers a perfect blend of modern luxury and comfort. Aspen Lodge has only recently been completed, this detached house boasts five spacious bedrooms and four well-appointed bathrooms, making it an ideal choice for families or those who enjoy entertaining guests.

As you enter, you are greeted by a grand entrance that leads to two elegant reception rooms, providing ample space for relaxation and social gatherings. The highlight of this property is undoubtedly the large open plan kitchen, living, and dining area, which is designed to be the heart of the home. With bi-folding doors that seamlessly connect the indoor space to the outdoor area, you can enjoy a delightful flow of natural light and fresh air, perfect for summer gatherings or quiet evenings. A dedicated study provides a peaceful and productive environment. The property features underfloor heating throughout, ensuring a warm and inviting atmosphere during the colder months. A convenient utility room is located just off the kitchen, adding practicality, and the ground floor benefits from underfloor heating throughout.

Upstairs, the first floor comprises five well-sized bedrooms, two of which boast their own en-suite shower rooms. The remaining bedrooms share a spacious, modern four-piece family bathroom. Outside, the property offers plenty of off-street parking with a large gated driveway, in addition to a double carport with an EV charger. Side access leads to the expansive rear garden, ideal for outdoor enjoyment and relaxation.

For added convenience and security, the home includes a gated driveway, providing off-street parking and peace of mind. With a 10-year building warranty, you can rest assured that this property is built to the highest standards.



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With over 20 years of personal local experience in both independent and corporate agencies it has been my passion to bring seamless integration of the latest property technology to our agency. Our unique Partnership sets us apart as market leaders.



An unrestricted fully immersive walkthrough is available in our E|J Business Lounge by arrangement. Restricted walkthrough access is available on our website through your smartphone or desktop.

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Sqft 2162.00 sq ft	Type House - Detached	Style New Home
Bedrooms 5	Receptions 3	Bathrooms 4
Tenure Freehold	Local Authority Epping Forest	Tax Band G



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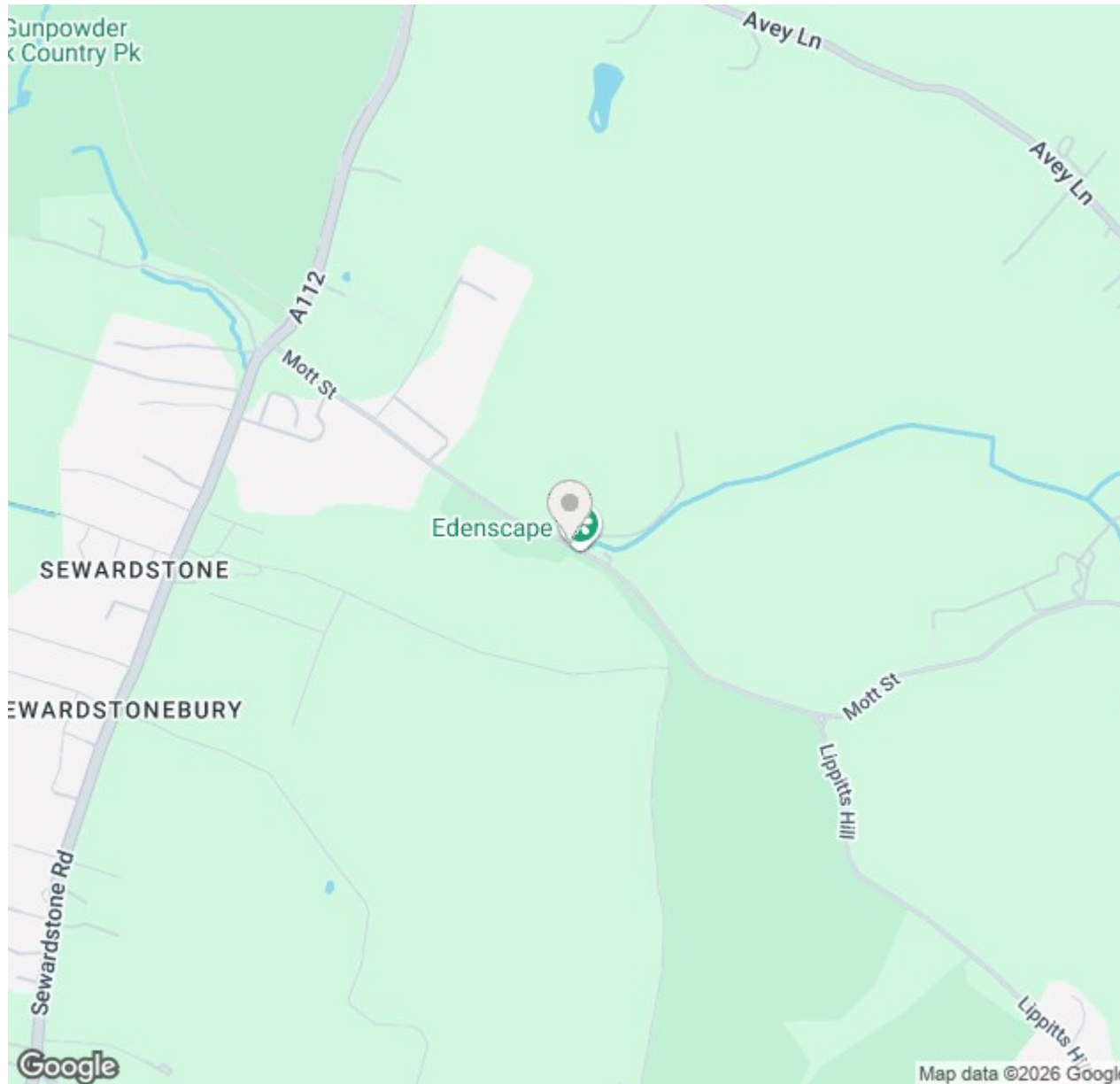
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# MAP & EPC



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	86	91
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

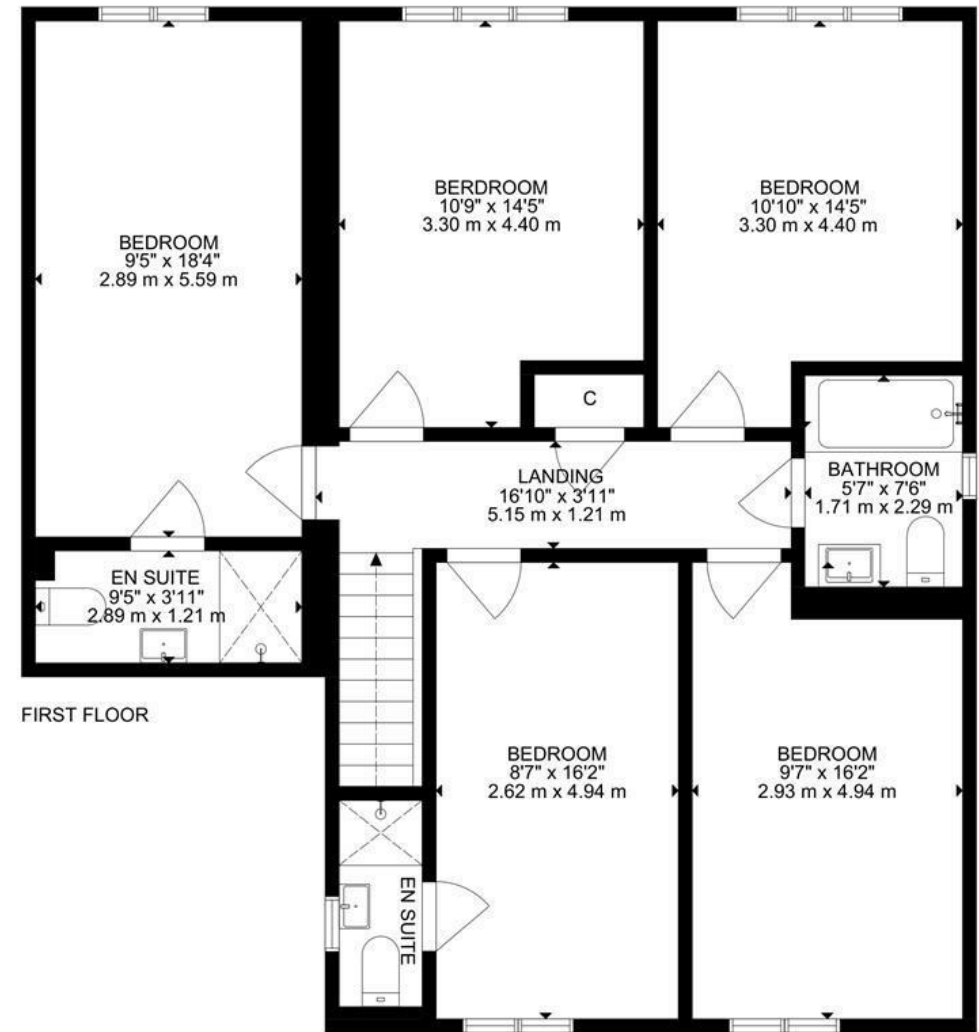
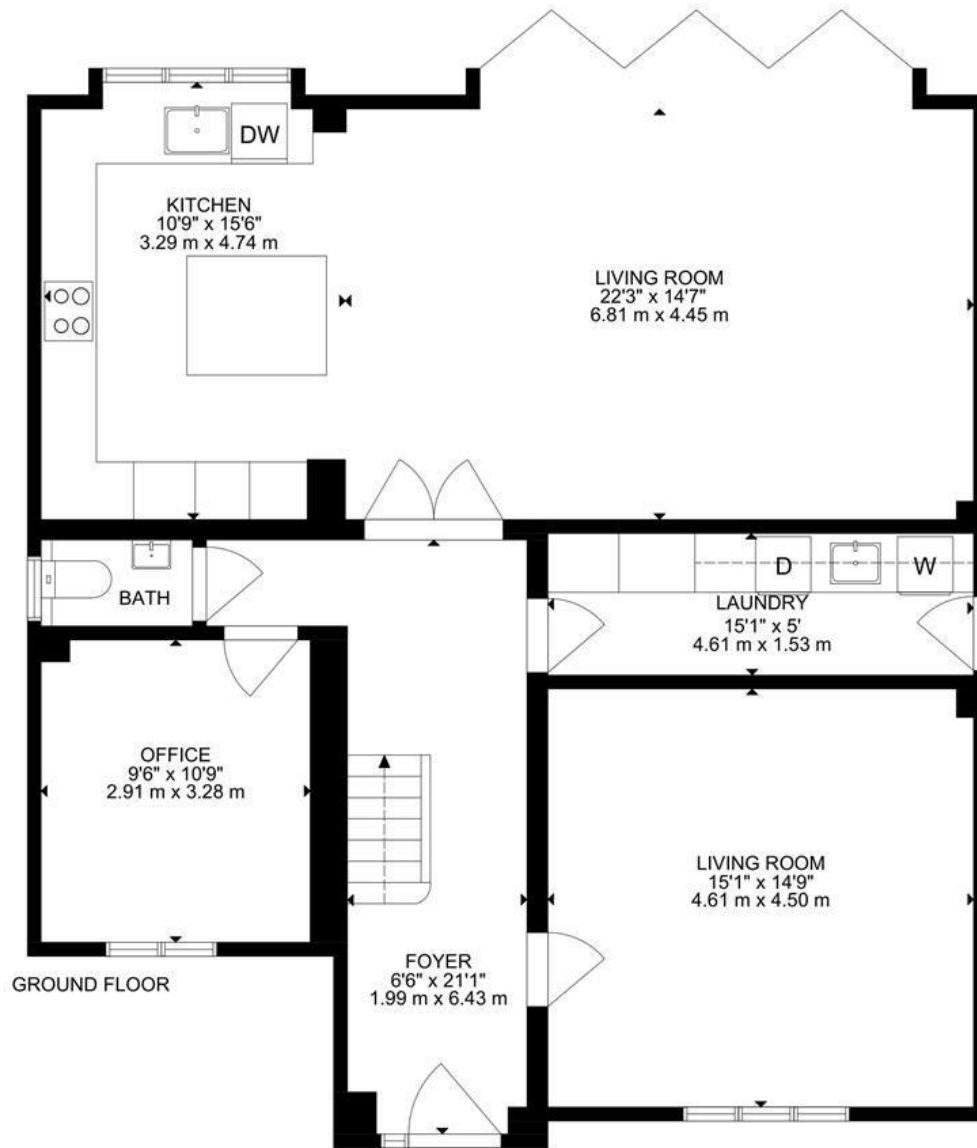
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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# PLANS



GROSS INTERNAL ARE  
GROUND FLOOR: 106 m<sup>2</sup>, 1140 SQ FT, FIRST FLOOR : 95 m<sup>2</sup>, 1022 SQ FT  
TOTAL: 201 m<sup>2</sup>, 2162 SQ FT  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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