

riverView

HOMES WITH A VIEW



Mallard Cottage

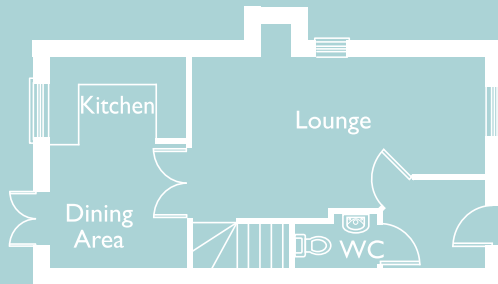
2 Bedroom Cottage

(With option for a study)

Plot 13 – 2 Bedroom Cottage



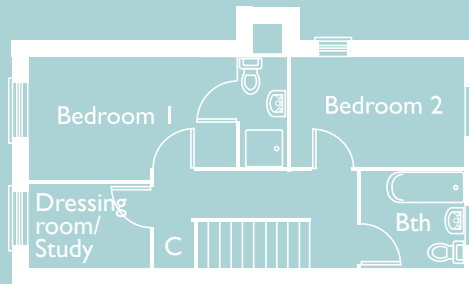
ground floor



Ground Floor

Lounge	19'8" x 10'9" (6m x 3.3m)
Kitchen	9'9" x 6'6" (3m x 2m)
Dining Area	9'9" x 8'6" (3m x 2.6m)

first floor



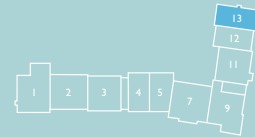
First Floor

Bedroom 1	14'1" x 8'8" (4.3m x 2.7m)
Bedroom 2	13'1" x 7'8" (4m x 2.4m)
Dressing Room/Study	5'9" x 8'5" (1.8m x 2.6m)
Total	898 sq ft 83.4 sq m

Plot Locator



Second Floor



First Floor



Ground Floor

Key

- Bth = Bathroom
- C = Cupboard
- E/S = En-Suite
- L = Linen Cupboard

Plot 13 – 2 Bedroom Cottage Mallard Cottage

* Room dimensions, sizes and layout may vary from final build. Please note some plots are handed from drawings shown.

contact

Directions to Station Rd, Kelvedon

Via A12 from London

Leave the A12 at junction 23 then merge onto London Rd (B1024) signposted Kelvedon. Continue 0.8 miles and then bear left into Saint Mary's Square (B1024). Bear right into High Street (B1024 signposted Colchester). Continue 0.7 miles and Station Road is on your left.

Via A12 from Ipswich

Leave the A12 at Junction 24, then merge onto B1024 (signposted Kelvedon). At the mini roundabout continue forward onto B1024. Continue 0.6 miles; Station Road is on your right.

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Tel: 0844 800 5720



Liverpool St (51 mins) Stratford (39min) Chelmsford (13min) Kelvedon Colchester (11min) Ipswich (11min) Norwich (1hour 20min)



64 Newland Street, Witham CM8 1AH.
Tel: 01376 516 464

Stansted Airport 24 miles

Braintree Freeport Shopping 6 miles

Bluewater Shopping 45 miles