

WESTERN LAKES
BY CROUDACE HOMES,
SILVER END

croudacehomes



5 STAR AWARD WINNING HOME BUILDER

Croudace Homes is delighted to have been awarded an HBF 5 Star Home Builder Customer Satisfaction Award for the eleventh year running. More than 9 out of 10 of our customers would recommend our homes to their friends.





Western Lakes is a beautiful new development of 2, 3, 4 and 5 bedroom homes in the scenic Essex village of Silver End, 1 mile from Braintree and only 15 minutes' drive from Witham. Western Lakes offers a traditional village lifestyle with all the comfort of a modern Croudace home.

GENERAL DEVELOPMENT LAYOUT

Each home within Western Lakes is considered in design, generous in proportion and gives peace of mind with the distinctive high quality specification and service offered by a Croudace built home.



Existing Housing

Western Road

Existing Housing

Existing Housing



Car Port

Affordable Housing



THE WESTFIELD
5 BEDROOM HOME
PLOT 28



THE MAYFIELD
4 BEDROOM HOME
PLOTS 26 & 27



THE CLANFIELD
4 BEDROOM HOME
PLOTS 15, 16 & 18



THE GRAYSHOTT
4 BEDROOM HOME
PLOT 25



THE WESTBOURNE
4 BEDROOM HOME
PLOTS 1 & 19



THE BROADWAY
3 BEDROOM HOME
PLOTS 14, 17 & 24



THE CHARLBURY
3 BEDROOM HOME
PLOTS 2, 13, 20, 23, 29 & 44



THE SHIPTON
3 BEDROOM HOME
PLOTS 21, 22, 43 & 45



THE STOCKBURY
2 BEDROOM HOME
PLOTS 3, 4, 40, 41 & 42

THE CHARLBURY

3 BEDROOM HOME



MODERN KITCHEN SPACE AND UTILITY

- Paula Rosa Manhattan designed Kitchen
- High quality furniture with soft close doors/drawers and LED pelmet lighting
- Laminate worktops with up-stand to Kitchen†
- Chimney extractor hood
- Stainless steel double electric oven
- Induction hob with glass splashback
- Integrated fridge/freezer
- Integrated dishwasher

DECORATION AND JOINERY

- Vertical 5 panel moulded internal doors
- Built-in wardrobe to Principal Bedroom

QUALITY BATHROOM, EN SUITE AND CLOAKROOM

- Handmade British Quality Bathrooms by Utopia
- Fitted furniture to Bathroom and En Suite†
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen
- Shower enclosure with thermostatic shower in En Suite†
- Ceramic wall tiles
- Heated towel radiators

SECURITY AND PEACE OF MIND

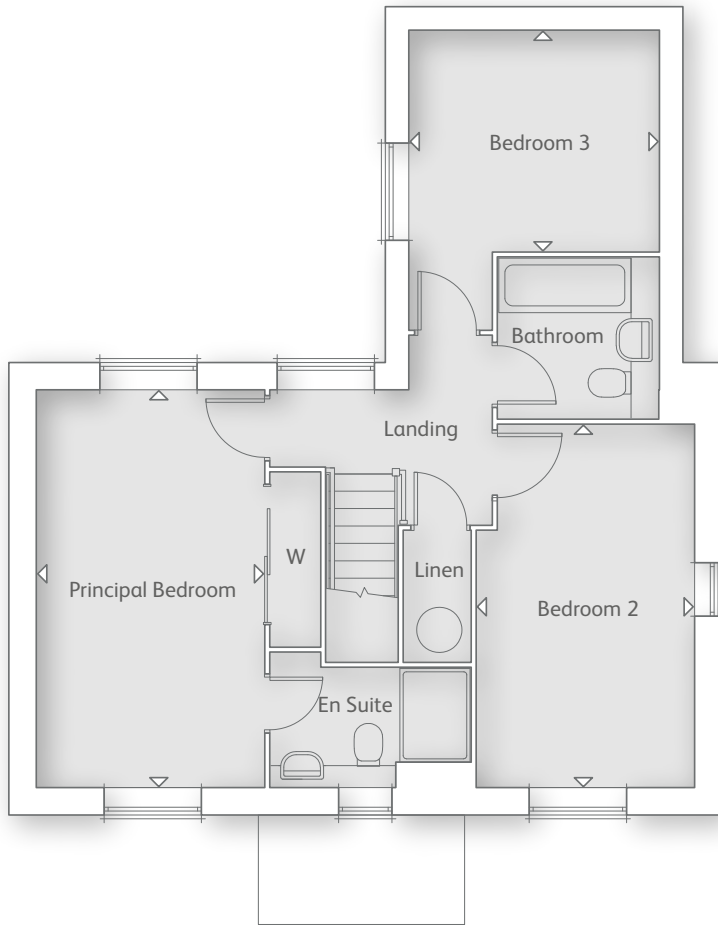
- Brick and block construction
- NHBC Buildmark 10 year cover
- Gas central heating system controlled with Hive Active Heating
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†

ELECTRICAL AND COMFORT

- LED downlights to Hall, Landing, Kitchen, Utility C, Bathroom and En Suite†
- Satellite dish provided & wired for Sky Q to Living Room (subscription required)
- TV point to Living Room, Kitchen, Dining Room, Family Room and all bedrooms
- Cat 6 Home Network points to Living Room and Principal Bedroom

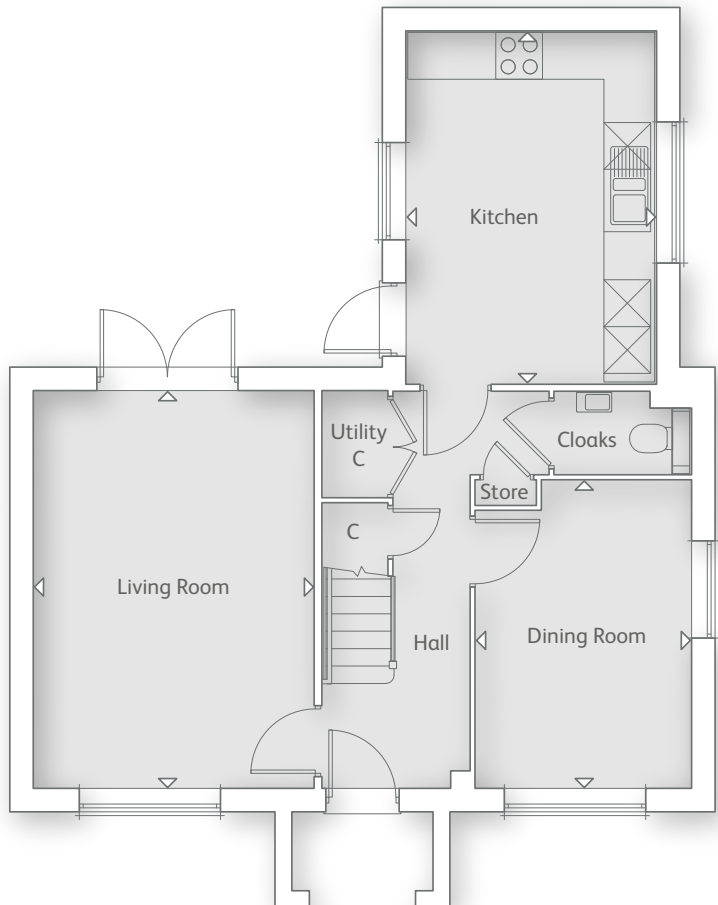
EXTERNAL FEATURES

- Single Garage (Plots 2 & 29)
- Timber framed carport (Plot 13, 20, 23 & 44)
- Driveway Parking
- External power point, EV ready (subject to layout)
- Outdoor patio space with gated access
- Cycle Store (Plot 13, 20, 23 & 44)
- Wireless doorbell
- Motion activated front entrance light
- Easy clean hinges to all windows above ground floor level
- Slate tile door number
- Slim space saver water butt



FIRST FLOOR

Principal Bedroom	5.04m x 2.87m	16' 6" x 9' 5"
Bedroom 2	4.60m x 2.74m	15' 1" x 8' 11"
Bedroom 3	3.16m x 2.77m	10' 4" x 9' 1"



GROUND FLOOR

Kitchen	4.45m x 3.16m	14' 7" x 10' 4"
Living Room	5.04m x 3.54m	16' 6" x 11' 7"
Dining Room	3.91m x 2.68m	12' 9" x 8' 9"



paula rosa | manhattan



The contents of this brochure have been produced in good faith. Architectural details and elevational treatments, including window or porch styles and positions, may vary from those shown; bay windows are plot specific.

All dimensions are approximate. All imagery, including trees and landscaping, are illustrative. Please check with one of our Sales Consultants for detailed information regarding your chosen home style and/or plot. We continually review the specification of our product and reserve the right to amend it. Although it is our intention that information given regarding garages, car ports and parking is truthful, these aspects are subject to change as Western Lakes progresses. This brochure does not form part of any contract or constitute an offer.

Date of Preparation August 2023.

**CONSUMER
CODE** FOR
HOME BUILDERS

www.consumercode.co.uk



A COMMITMENT TO QUALITY

Croudace Homes takes great pride in providing our customers with expert advice and guidance, to ensure that every stage of the home buying process is as clear and straight forward as possible.

We regularly seek feedback from customers who have bought and moved into their Croudace home and use what we learn alongside research we conduct into changes in lifestyles to ensure our designs are continually enhanced and improved.

Ecological and environmental aspects of construction are of the utmost importance and are at the forefront of all our designs, as well as the entire build process. Croudace homes are designed to maximise energy efficiency and minimise their impact on the local environment.

Croudace Homes is uncompromising in its commitment to providing customers with the highest quality homes and peerless after-sales care. We are proud to receive excellent ratings from independent customer satisfaction surveys, which place us amongst the finest home builders in the country.

We understand that buying a home is one of the biggest decisions one can make, which is why we aim to simplify the process as much as possible. We hope you decide to buy a Croudace home and wish you many happy years living in it.



Adrian Watts,
Group Chief Executive



Western Road,
Silver End,
Essex,
CM8 3ZD

Open by appointment only

0333 321 8926

westernlakes@croudacehomes.co.uk

croudacehomes