

# PESTELL & Co

ESTABLISHED 1991



4 BEDROOM DETACHED HOUSE | KITCHEN BREAKFAST ROOM  
LIVING ROOM | DINING ROOM | BEDROOM WITH EN-SUITE  
FAMILY BATHROOM | EXCELLENT DECORATIVE ORDER THROUGHOUT  
LANDSCAPED REAR GARDEN | OFF STREET PARKING | DETACHED  
GARAGE | POPULAR LOCATION

[WWW.PESTELL.CO.UK](http://WWW.PESTELL.CO.UK)

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## THE PROPERTY

An immaculately presented four bedroom detached house comprising of a kitchen breakfast room, dining room, living room, downstairs cloakroom, master bedroom with en-suite, three additional bedrooms, and a family bathroom. Additionally, there is off street parking as well as a beautifully landscaped rear garden and a detached garage.



ENTRANCE HALLWAY

LIVING ROOM 19'5" X 10'7"

KITCHEN BREAKFAST ROOM 1

DINING AREA 10.1" X 8'3"

CLOAKROOM





BEDROOM 1 12'2" X 10'6"

EN-SUITE

BEDROOM 2 10'1" X 8'9"

BEDROOM 3 10'5" X 8'9"

BEDROOM 4 7'1" X 6'6"

FAMILY BATHROOM



With composite panel and obscure glazed front door opening into:

### ENTRANCE HALL

With stairs rising to first floor landing with two understairs storage cupboards, ceiling lighting, smoke alarm, Initial coconut mat leading onto wood effect luxury vinyl tile flooring, wall mounted radiator with cover over and doors to rooms.

### LIVING ROOM – 19'5" X 10'7"

With window to front and bi-folding patio doors to rear, ceiling lighting, wall mounted radiator with cover over, TV and power points, continuation of the wood effect luxury vinyl tile flooring and large opening to create an open plan space into:

### DINING AREA – 10'1" X 8'3"

With window to rear, ceiling lighting, wall mounted radiator with cover, power points, wall mounted thermostat and continuation of the wood effect luxury vinyl tile flooring with glazed French doors leading back into the entrance hall.

### KITCHEN BREAKFAST ROOM – 16'1" X 7'9"

Comprising an array of eye and base level cupboards and drawers with complimentary granite effect rolled work surface and tiled splashback, single bowl single drainer stainless steel sink unit with contemporary pot wash style mixer tap over and separate drinking tap supplied by water softener for the tenant to maintain, integrated dishwasher, integrated washer dryer, integrated fridge, ceiling and counter display lighting, five-ring Belling range cooker with tiled splashback and contemporary stainless steel mirrored extractor fan above, obscure door and window to side and further window to rear overlooking rear garden, wall mounted chromium heated towel rail, breakfast bar, an array of power points and continuation of the wood effect luxury vinyl tile flooring.

### CLOAKROOM

Comprising a close coupled WC, vanity mounted wash hand basin with mixer tap and tiled splashback, obscure window to front, cupboard housing electric fuse board, wall mounted radiator, ceiling lighting and wood effect luxury vinyl flooring.

### FIRST FLOOR LANDING

With access to loft which is boarded with lighting and power, ceiling lighting, smoke alarm, window to front, power pointed, fitted carpet and doors to rooms.

### BEDROOM 1 – 12'2" X 10'6"

With window overlooking rear garden, ceiling lighting, built-in four door wardrobe, wall mounted radiator with cover over, an array of power points, fitted carpet and door through to:

### EN-SUITE

With fully tiled and glazed shower cubicle, wall mounted wash hand basin with mixer tap, close coupled WC, chromium heated towel rail, wall mounted vanity light with electric shaving point, obscure window to side, ceiling lighting, extractor fan, half tiled surround and stone effect vinyl flooring.

### BEDROOM 2 – 10'1" X 8'9"

With large window to front, ceiling lighting, wall mounted radiator, an array of power points and fitted carpet.

### BEDROOM 3 – 10'5" X 8'9"

With window to rear, ceiling lighting, wall mounted radiator, an array of power points and wood effect vinyl flooring.

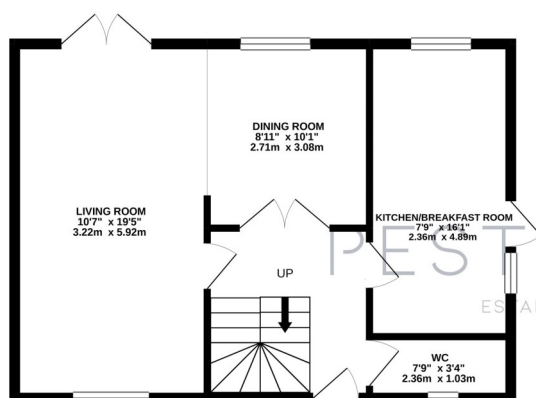
### BEDROOM 4 – 7'1" X 6'6"

With window overlooking rear garden, ceiling lighting, wall mounted radiator, an array of power points and wood effect vinyl flooring.

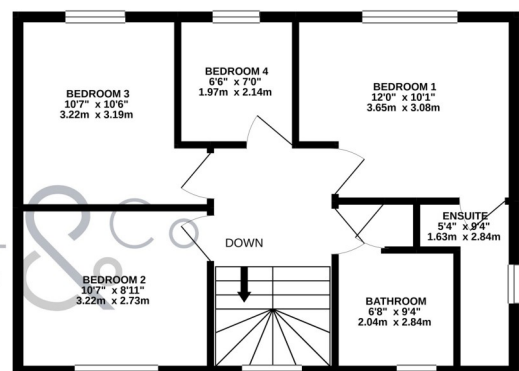
### FAMILY BATHROOM

Comprising a three-piece suite of panel enclosed bath with mixer tap and shower attachment over, fully tiled and glazed screen, pedestal wash hand basin with mixer tap, close coupled WC, wall mounted radiator, full tiled surround, obscure window to front, extractor fan, vanity mirrored storage with electric shaving point to side, wood effect luxury vinyl flooring and airing cupboard housing slatted shelves and storage.

GROUND FLOOR  
529 sq.ft. (49.1 sq.m.) approx.



1ST FLOOR  
529 sq.ft. (49.1 sq.m.) approx.



TOTAL FLOOR AREA : 1057 sq.ft. (98.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## OUTSIDE

The front of the property is approached via a tarmacadam driveway supplying off street parking for two vehicles which leads to a detached garage with electric roller shutter opening, front garden laid to low maintenance lavender slate retained by beech hedging. There is a personnel gate and driveway into:

## REAR GARDEN

A beautifully landscaped split-level garden laid to lawn and patio and lavender slate shingle all retained by close boarded fencing. There is a personnel door into the detached garage which enjoys power and lighting. To the rear of the property there is also a timber shed which has power and lighting also. Outside lighting and water points can also be found.



**WANT TO VIEW THIS PROPERTY? DO YOU HAVE ANY QUESTIONS?  
PLEASE DO NOT HESITATE TO CONTACT US 01371 879100**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C	73   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

## THE LOCATION

The Mead is located in the market town of Great Dunmow which is particularly popular for its schools and quiet rural location. The village offers a variety of amenities catering for all daily needs including; Supermarkets, Cafés, Butchers Shops, Bakers and multiple public houses. There are also local bus services which run regularly to and from Stansted, Chelmsford, and Braintree and main line rail links to London Liverpool Street are from Braintree, Chelmsford and Stansted. By car the A12 and M11 are reached in some twenty minutes whilst Stansted airport is approximately fifteen minutes.

## GENERAL REMARKS & STIPULATIONS

### FULL ADDRESS

14 The Mead, Great Dunmow, CM6 2PD

### SERVICES

Mains electricity, gas fired central heating, water and drainage

### LOCAL AUTHORITY

Uttlesford District Council, London Road, Saffron Walden, CB11 4ER  
01799 510510

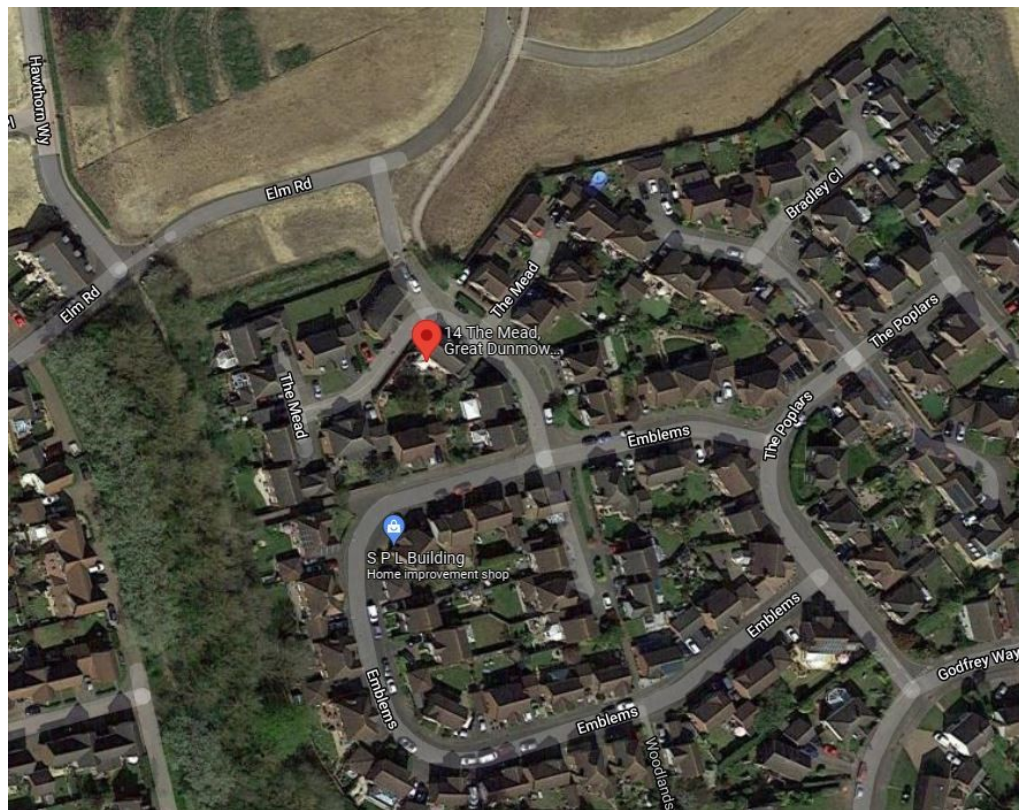
### COUNCIL TAX BAND

Band E

### VIEWING

Strictly by appointment with the selling agent Pestell & Co. If there are any points which are of importance to you, we invite you to discuss them with us prior to you travelling to the property.

### DIRECTIONS



## IMPORTANT NOTICE

**AGENTS NOTE:** The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc.

Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.) will be included in the sale.

ESTABLISHING OURSELVES AS A LEADING LOCAL  
AGENT FOR 32 YEARS!!!



WE HAVE IT COVERED, PLEASE DO NOT HESITATE TO CALL ONE OF  
OUR EXPERIENCED TEAM FOR FURTHER INFORMATION.

WOULD YOU LIKE A FREE HOME VALUATION?

WANT TO CHANGE AGENT AND GET YOUR PROPERTY SOLD?

DO YOU HAVE A PROPERTY THAT YOU WOULD LIKE TO RENT BUT UNCERTAIN  
HOW TO GO ABOUT IT?

INTERESTED IN LAND ACQUISITION?

HAVE A COMMERCIAL PROPERTY TO SELL OR LET?

ARE YOU A DEVELOPER LOOKING FOR AN AGENT TO MARKET YOUR SITE?