

# PESTELL & Co

ESTABLISHED 1991



BURY FIELDS, FELSTED  
GUIDE PRICE: £700,000

FOUR BEDROOM EXTENDED FAMILY DETACHED HOME | VAULTED  
KITCHEN AND FAMILY ROOM | SEPARATE UTILITY ROOM | THREE  
FURTHER RECEPTION ROOMS | HOME OFFICE | BEDROOM 1 WITH  
EN-SUITE | LARGE FAMILY BATHROOM | PRIVATE REAR GARDEN |  
OFF STREET PARKING FOR THREE VEHICLES, PLUS FURTHER IF  
REQUIRED | PLANNING PERMISSION APPROVED FOR FRONT  
EXTENSION - UTT/22/1489/HHF

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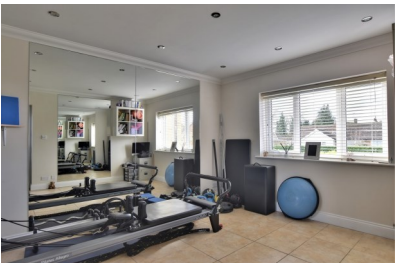
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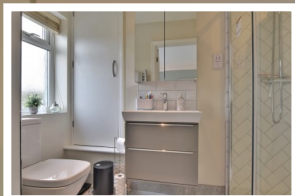
## THE PROPERTY

A well presented 4 bedroom extended family home within close walking distance of Fested village centre. Comprising of a magnificent vaulted kitchen family room, dining room, living room with large picture window, home office, playroom, separate utility room and cloakroom all on the ground floor whilst enjoying 3 double bedrooms and a single, bedroom 1 with en-suite and a large family bathroom on the first floor. Externally the property boasts a private rear garden with patio, decking and storage shed whilst the front offers off street parking for 3 vehicles although additional parking could be easily created.



ENTRANCE HALL  
INNER HALLWAY  
LIVING ROOM 17'11" X 16'11"  
HOME OFFICE 6'10" X 5'9"  
DINING ROOM 11'1" X 9'1"  
FAMILY AREA 11'1" X 5'8"  
KITCHEN  
UTILITY 7'1" X 6'6"  
CLOAKROOM  
PLAYROOM 12'7" X 10'8"





FIRST FLOOR LANDING  
BEDROOM 1 13'8" X 10'2"  
EN SUITE  
BEDROOM 2 13'6" X 10'8"  
BEDROOM 3 10'0" X 9'8"  
BEDROOM 4 9'8" X 7'8"  
LARGE FAMILY BATHROOM



With composite front door panel and obscured front door opening into:

#### ENTRANCE HALL

With ceiling lighting, power points, solid oak flooring, door through to:

#### INNER HALLWAY

With stairs rising to first floor landing, wall mounted radiator, ceiling lighting, smoke alarm, power points, tiled flooring and doors to rooms.

#### LIVING ROOM 17'11" x 16'11"

With large picture window to front, ceiling lighting, wall mounted radiators, TV, telephone and power points, fitted carpet.

#### HOME OFFICE 6'10" x 5'9"

With window to rear garden, ceiling lighting to a vaulted ceiling, tiled flooring, telephone and power points.

#### DINING ROOM 11'1" x 9'1"

With ceiling lighting, bespoke built-in display and storage unit, tiled flooring with large opening into:

#### FAMILY AREA 11'1" x 5'8"

With vaulted ceiling, wall mounted lighting, bi-fold doors to rear patio and garden beyond, tiled flooring and opening through to:

#### KITCHEN

Comprising an array of eye and base level cupboards and drawers with granite work surface and splashback, 1  bowl stainless steel under sunk sink unit with work surface integrated drainer and mixer tap over, Neff induction electric hob with stainless steel extractor fan above, integrated double Neff oven, integrated wine cooler, integrated dish washer, recess plumbing and power for double door fridge freezer, vaulted ceiling, ceiling lighting, magnificent work surface to ceiling church style window to rear garden, counter top display lighting, array of power points, tiled flooring and door through to:

#### UTILITY 7'1"x 6'6"

Window to side, ceiling lighting, extractor fan, power and plumbing for washing machine, tumble dryer and additional fridge freezer, eye level storage unit, tiled flooring and doors to rooms:

#### CLOAKROOM

Comprising a close coupled W.C., pedestal wash hand basin with mixer tap and tiled splashback, inset ceiling down-lighting, extractor fan, tiled flooring.

#### PLAYROOM 12'7" x 10'8"

With window to front, inset ceiling downlighting, an array of power points, uPVC panel and glazed door to side, tiled flooring.

#### FIRST FLOOR LANDING

With ceiling lighting, wall mounted radiator, power points, window to side, fitted carpet and doors to rooms.

#### BEDROOM 1 13'8"x10'2"

With a 6 door built-in wardrobe with hanging rails and shelving within, large window to rear, ceiling lighting, wall mounted radiator, TV telephone and power points, fitted carpet and door to:

#### EN SUITE

With a large fully tiled and glazed shower cubicle with twin head, vanity mounted wash hand basin with mixer tap and tiled splashback above, close coupled W.C., wall mounted chromium heated towel rail, obscured window to rear, electric shaving point, inset ceiling down lighting, extractor fan, tiled flooring, cupboard housing pressurised hot water cylinder.

#### BEDROOM 2 13'6" x 10'8"

With window to front, ceiling lighting, wall mounted radiator, TV and power points, fitted carpet.

#### BEDROOM 3 10'0" x 9'8"

With large picture window to front, ceiling lighting, access to loft, wall mounted radiator, power points and fitted carpet.

#### BEDROOM 4 9'8" x 7'8"

With window to front, ceiling lighting, wall mounted radiator, TV and power points, fitted carpet.

#### LARGE FAMILY BATHROOM

With 3-piece suite of P-shaped panel enclosed bath with tiled surround and shower screen, mixer tap with overhead shower, pedestal wash hand basin with mixer tap and tiled splashback, close coupled WC, wall mounted chromium heated towel rail, obscure window to rear, inset ceiling downlighting, electric shaving point, wood effect linoleum flooring, large storage cupboard with shelving and automatic light.

## OUTSIDE

Front of the property is approached by a shingle driveway with off street parking for 2/3 vehicles with additional parking available should you wish to change the large expanse of lawn that is retained by laurel hedges. There is a personnel gate leading through to:

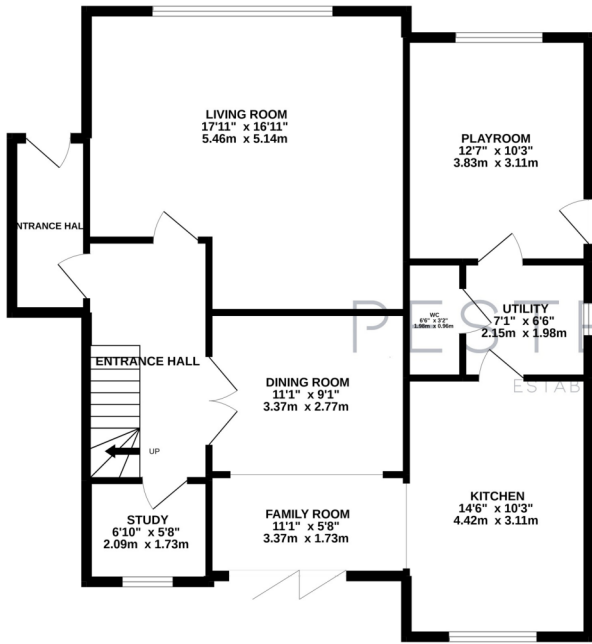
## REAR GARDEN

Laid primarily to lawn, patio and decking retained by close boarded fencing very private in nature with storage sheds, water and lighting can also be found.

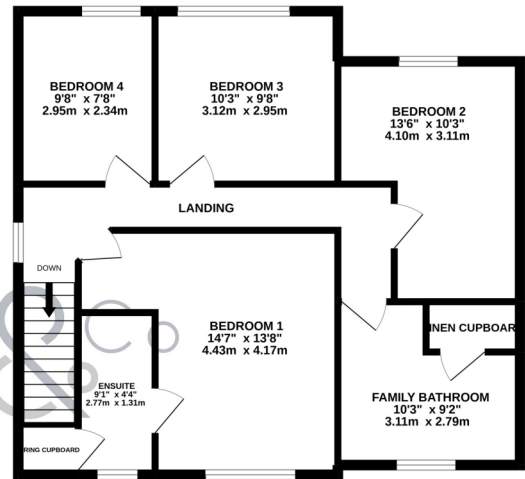


**WANT TO VIEW THIS PROPERTY? DO YOU HAVE ANY QUESTIONS?  
PLEASE DO NOT HESITATE TO CONTACT US 01371 879100**

GROUND FLOOR  
953 sq.ft. (88.5 sq.m.) approx.



1ST FLOOR  
696 sq.ft. (64.7 sq.m.) approx.



TOTAL FLOOR AREA : 1648 sq.ft. (153.1 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C	76   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## THE LOCATION

Felsted is a sought-after North Essex village which has been voted one of the top ten places to live in a Sunday Times survey. Particularly popular for its Private school. The village offers a variety of amenities catering for all daily needs including; General Store with Post Office and various other smaller shops, a delicatessen and coffee shop, three restaurants and two public houses. There are also local bus services which run regularly to and from Stansted, Chelmsford, Gt Dunmow 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 distant.

GENERAL REMARKS &  
STIPULATIONS

D3319

FULL ADDRESS

13 Bury Fields, Felsted, Essex CM6 3HA

SERVICES

Mains electricity, gas, 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.

# PESTELL & Co

ESTABLISHED 1991

ESTABLISHING OURSELVES AS A LEADING LOCAL  
AGENT FOR 31 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?

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