



PESTELLO Co

ESTABLISHED 1991

## SUNNYSIDE, DUTON HILL, DUNMOW, ESSEX.

GUIDE PRICE - £765,000

*An immaculate 4 bedroom, detached period property, arranged over 3 floors in a picturesque village location offering stunning views of the countryside to the rear. The wonderful accommodation is full of character and has been fully refurbished and extended by the current owners and consists of entrance hallway, generous living room, bespoke kitchen into a stunning dining/family room and ground floor w.c. With 3 double bedrooms, an en-suite shower room and family shower room on the first floor, plus further bedroom with en-suite bathroom on the top floor. To the rear is a good sized garden backing onto countryside, including a top of the line, fully functional office building. To the front is an 'In & Out' driveway offering ample parking. Excellent links to London via the M11, 45 mins by train to London Liverpool St.*

Part glazed front door, leading into:

### ENTRANCE HALLWAY

Tiled flooring, windows to each side, radiator, spotlight and door into:

### LIVING ROOM - 21'6 x 18'9 (6.55m x 5.71m)

Wood flooring, windows to front, rear and side, plus French doors to rear garden, feature inglenook brick fireplace with log burner, 4 radiators and spotlights. Split staircase to first floor and door into:

### GROUND FLOOR W.C.

Carpeted, low level w.c., wash hand basin, radiator, spotlight.



**KITCHEN - 18'6 x 10' (5.64m x 3.05m)**

Tiled flooring, a range of eye and base level units with complementary work surface and ceramic sink with drainer unit. Built-in oven with a 5 ring gas hob and extraction hood over. Space for fridge/freezer, washing machine, tumble dryer and dishwasher. Dual aspect windows to front and side, radiator, complementary tiles and ceiling light points. Opening to vaulted dining area with bifold doors on two aspects.



**DINING/FAMILY ROOM - 16'1 x 13'9 (4.90m x 4.19m)**

Under floor heating tiled flooring, bi-folding doors across the rear and one side, glazed door and window to the other, vaulted ceiling with 3 Velux windows, inset down lighters and ceiling light points.



**LANDING AREA:**

Carpeted, 2 windows to rear and countryside views, 2 ceiling light points, door to stairs to second floor and doors into:

**BEDROOM 2 - 13'3 x 12'3 (4.04m x 3.66m)**

Carpeted, 2 windows to front, radiator, built in wardrobe and spotlights.

**BEDROOM 3 - 11'3 x 10'2 (3.43m x 3.12m)**

Carpeted, windows to front and side, radiator and spotlights.

**BEDROOM 4 - 11'3 x 7'3 (4.04m x 2.21m)**

Carpeted, windows to side and front, radiator, built in double wardrobes and spotlights. Door to:

**EN-SUITE SHOWER ROOM:**

Tiled flooring, shower cubicle, low level w.c., pedestal wash hand basin, window to side, radiator, extraction fan and ceiling light point.

**FAMILY SHOWER ROOM:**

Floor boards, double shower cubicle, low level w.c., pedestal wash hand basin, window to side, radiator, storage cupboard, tiled walls, extraction fan and ceiling light point.

**BEDROOM 1 - 14'3 x 8'3 (4.34m x 2.51m)**

Carpeted, windows to side and rear, 2 built in double wardrobes, storage to the eaves, radiator and inset down lighters. Door into:

**EN-SUITE BATHROOM:**

Tiled flooring, inset bath with shower attachment, pedestal wash hand basin, low level w.c., windows to side and rear, storage cupboard, radiator and spotlights.



## OUTSIDE:

To the rear is a generous garden, with shaped patio area off the property, with the remainder is mainly laid to lawn and backing onto beautiful open countryside. Outside lighting, double electricity points and tap. Garden shed, further paved space to the side with gated access leading to the front. To the top corner of the garden is a:

### Detached Office - 27'2 x 11'11 (8.28m x 3.63m)

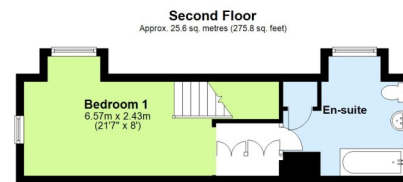
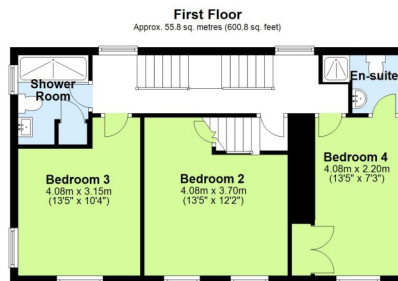
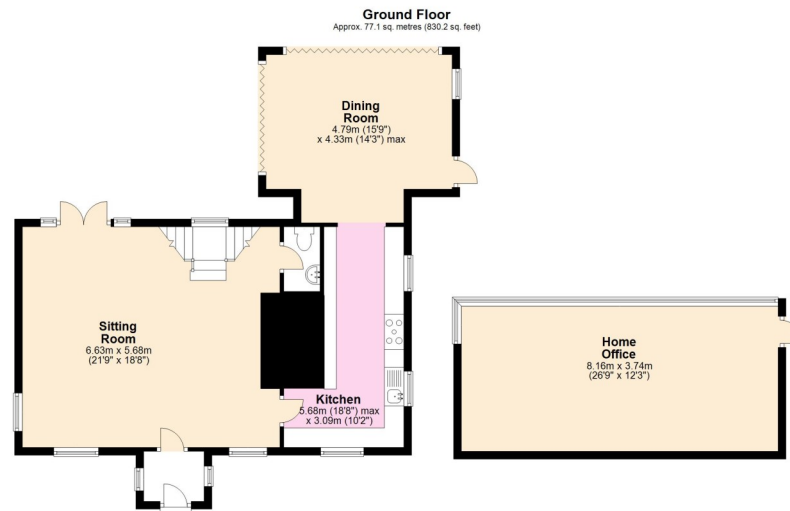
'No maintenance' Booths Garden Studio, air conditioned with wood effect laminate flooring, windows across one wall with views over the countryside, includes everything needed to work from home and inset down lighters.

In and out gated gravel driveway with ample parking to the front.

Agent Note: The property is not Grade II listed.

FTTP (fibre to the premises) – infrastructure installed by GigaClear available to install.





Total area: approx. 158.6 sq. metres (1706.8 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57   D	67   D
39-54	E		
21-38	F		
1-20	G		

FULL ADDRESS

Sunnyside, Duton Hill, Dunmow, Essex, CM6 2dy

SERVICES

Gas fired central heating, mains electricity, water and drainage

LOCAL AUTHORITY

Uttlesford District Council, Council Offices, London Road, Saffron Walden CB11 4ER

COUNCIL TAX

Band E



Instruction by

Mark Hoddle - Director

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**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.

