



## HALLETT ROAD, LITTLE DUNMOW OFFERS IN EXCESS OF – £500,000

- 4 DOUBLE BEDROOM EXTENDED FAMILY HOME
- KITCHEN DINER
- PLAYROOM/HOME OFFICE
- LIVING ROOM
- PRINCIPAL BEDROOM WITH EN-SUITE
- LOFT CONVERSION SPLIT INTO HOMEWORK AREA AND TEENAGE TV ROOM
- PRIVATE REAR GARDEN
- CARPORT AND DETACHED GARAGE



## THE PROPERTY

A four bedroom extended link detached family home split over 3 floors. Comprising of a kitchen, dining room, living room, playroom/home office and cloakroom on the ground floor. Whilst enjoying 4 double bedrooms, one enjoying an ensuite, a family bathroom on the first floor, a homework area with space for two people and a family room on the second floor. Externally the property boasts an extremely private garden and also provides carport off street parking and detached garage.







Composite and obscure glazed front door opening to:

### **Entrance Hall**

With stairs rising to first floor landing, under stairs storing, ceiling lighting, smoke alarm, wood effect laminate flooring, wall mounted radiator and doors to rooms.

### **Cloakroom**

With low level WC with integrated flush, half tiled surround, ceiling lighting, vanity mounted wash hand basin with mixer tap, obscure window to front, wall mounted fuse board, ceiling lighting, wall mounted radiator, tiled flooring.

### **Living Room 16'5" x 12'6" (5m x 3.81m)**

With French doors and sidelights leading out to rear garden, ceiling lighting, wall mounted radiator, media wall, TV, telephone and power points and wood effect laminate flooring.

### **Playroom/Home Office 10'7" x 8'8" (3.23m x 2.64m)**

With large bay window and window seat to front, insert ceiling down lighting, wall mounted radiator, power points, wood effect laminate flooring.

### **Kitchen 12'4" x 9'11" (3.76m x 3.02m)**

Comprising of an array of base and eye level drawers, complimentary square edged work surface, four ring electric hob with oven under, glass splashback and extractor fan on top, integrated fridge, cupboard housing ideal boiler, integrated dishwasher, 1.5 bowl single drainer composite sink with mixer tap, insert ceiling down lighting, tiled flooring, counter display lighting, power points, utility cupboard with power and outlets for freezer, further plumbing and power for washing machine and microwave, wall mounted radiator, further storage shelves and two openings into:

### **Dining Room 10'7" x 10'6" (3.23m x 3.2m)**

With Velux windows, bifold patio doors to rear, ceiling lighting and insert ceiling down lighting, tiled flooring with underfloor heating and power outlets.

### **First Floor Landing**

With window to front, storage cupboard and further airing cupboard with boiler mate and shelving, ceiling lighting, smoke alarm, wall mounted radiator, power points, fitted carpets, stairs to second floor and doors to rooms.

### **Bedroom 1 - 16'5" x 12'6" (5m x 3.81m)**

With window to rear, ceiling lighting, wall mounted radiator, tv and power points, fitted carpets and door into:

### **En-suite**

Comprising of fully tiled and glazed shower cubicle with integrated shower, close couple WC, vanity mounted wash hand basin with mixer tap, electric shaving point, insert ceiling down lighting, obscure window to rear, wall mounted radiator and tiled flooring.

### **Bedroom 2 - 12'2" x 8'10" (3.71m x 2.69m)**

With insert ceiling down lighting, window to front, wall mounted radiator, power points and fitted carpets

### **Bedroom 3 - 10'5" x 9'3" (3.18m x 2.82m)**

With window to rear, insert ceiling down lighting, wall mounted radiator, fitted carpet and power points

### **Bedroom 4 - 13'11" x 6'8" (4.24m x 2.03m)**

With window to front, insert ceiling down lighting, TV and power points and fitted carpets.

### **Family Bathroom**

Comprising a 3-piece suite of panel enclosed bath with mixer tap and shower attachment over, pedestal hand basin with mixer tap, close coupled WC, half tiled surround, window to rear, insert ceiling down lighting, extractor fan, heated towel rail and tiled flooring

### **Second Floor 14'11" x 8'3" (4.55m x 2.51m)**

With initial homework station for a two-person desk, wall mounted radiator, Velux windows to front, wood effect laminate flooring, power points, storage cupboards and door to:

### **Family Room 17'10" x 9'11" (5.44m x 3.02m)**

With two large Velux windows to front, insert ceiling down lighting, wall mounted radiators, TV and power points and fitted carpets.



# OUTSIDE

## Outside

The front of the property is approached via a block paved cul-de-sac with additional block paving supplying access to both driveway and front door. From the carport parking there are twin personnel gates leading to a secondary driveway that in turn leads to detached single garage with up and over door, eave storage, power and lighting. Outside water point and lighting can be found with another personnel gate leading to:

## Rear Garden

Extremely private in nature with two aspects enjoying privacy by laurels and raised sleeper surround, deck area and patio, outside lighting and power.



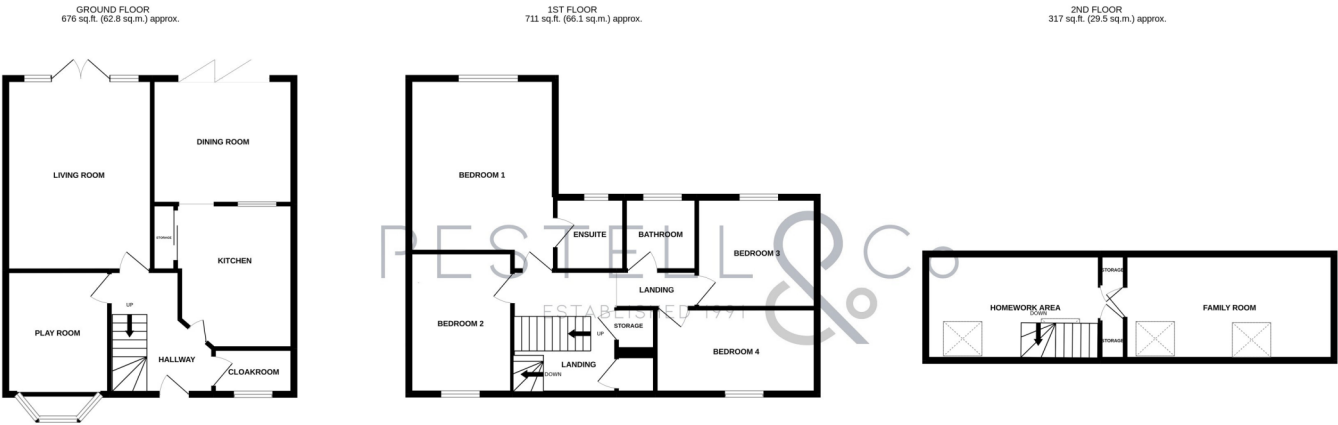


DETAILS

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C	72   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN



TOTAL FLOOR AREA : 1704 sq.ft. (158.3 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.

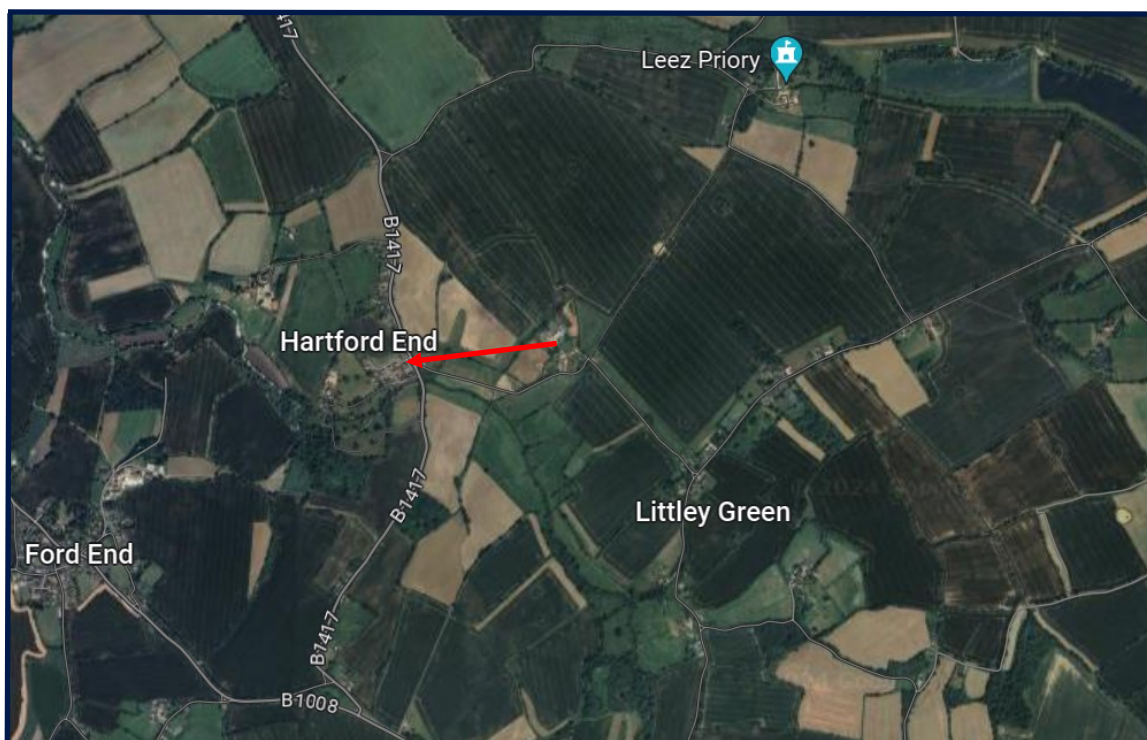
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# GENERAL REMARKS & STIPULATIONS

## THE LOCATION

Hallett Road is situated in Flitch Green, Little Dunmow, a popular development close to Great Dunmow with it's renowned Flitch Green Primary School that has obtained an "Outstanding" from Ofsted. Flitch Green also offers a co-op and community hall whilst the neighbouring village of Felsted offers further schooling along with shops for your day to day needs, public houses and restaurants. With the A120 bypass giving quick and easy access to M11/ M25 access points at Bishop's Stortford which of course benefits from London Stansted International Airport that also supplies mainline railway links to London Liverpool Street Station.

## DIRECTIONS



## FULL PROPERTY ADDRESS

47 Hallett Road, Little Dunmow, Essex, CM6 3FR

## COUNCIL TAX BAND

Band E

## SERVICES

Mains electricity, gas central heating and mains drainage

## LOCAL AUTHORITY

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

**AGENTS NOTE:** We believe the information supplied in this brochure is accurate as of the date 20/09/2022. 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

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