



## FELMOOR CHASE, FELSTED

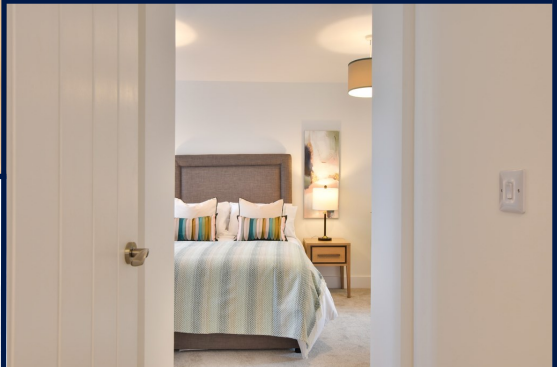
GUIDE PRICE – £700,000

- 4 BEDROOM DETACHED NEW BUILD FAMILY HOME
- HOME OFFICE
- LARGE OPEN PLAN LIVING SPACE
- 2 BEDROOMS WITH EN-SUITES
- 4 DOUBLE BEDROOMS
- 10 YEAR BUILDING WARRANTY
- HIGH SPECIFICATION
- SINGLE GARAGE WITH UTILITY ROOM
- SOUTH FACING REAR GARDEN
- COUNTRYSIDE VIEWS

# FELMOOR CHASE, FELSTED

This stunning 4 bedroom family home situated in Felmoor Chase, Dunmow boasts well proportioned rooms including a large open plan living space with kitchen/diner and living room, a home office, 2 bedrooms with an en-suite. Externally the property enjoys off road parking, a single garage with utility room, south facing rear garden and a double cart lodge.





With composite and obscure glazed front door opening into:

### **Entrance Hall**

With wood effect LVT flooring and underfloor heating, stairs rising to first floor landing with understairs cupboard, ceiling lighting, smoke alarm, power points, window to side aspect and doors to rooms.

### **Cloakroom**

Comprising a low level WC with integrated flush and tiled splashback, wall mounted wash hand basin with mixer tap and tiled splashback, insert ceiling downlighting, extractor fan, window to front and wood effect LVT flooring with underfloor heating.

### **Open Plan Living Area**

Comprising of two areas split into living and kitchen dining.

### **Kitchen - 21'4" x 10'3"**

Comprising an array of eye and base level cupboards and drawers with complimentary stone work surface, one and a half bowl under sunk composite sink unit with mixer tap over, Neff 5 ring induction hob with stone splashback and extractor fan above, Neff oven and additional combination oven, integrated fridge-freezer, integrated dishwasher, integrated bin store, insert ceiling downlighting, under counter display lighting, window to front overlooking countryside views, smoke alarm, power points, wood effect LVT flooring with underfloor heating and continuing into:

### **Living Area - 15'4" x 13'11"**

With French doors and bi-folding doors opening onto south facing rear garden, ceiling lighting, smoke alarm, array of TV and power points, recessed fireplace and windows to side.

### **Home Office - 7'2" x 6'2"**

With window to front overlooking countryside views, ceiling lighting, TV, telephone and power points and wood effect LVT flooring with underfloor heating.

### **First Floor Landing**

With access to loft, ceiling lighting, smoke alarm, fitted carpet, power points, airing cupboard housing hot water cylinder and doors to rooms.

### **Bedroom 1 - 18'5" x 8'10"**

With window to front overlooking countryside views, ceiling lighting, fitted carpet, wall mounted radiator, TV and power points, door into:

### **En-suite - 9'9" x 7'10"**

Comprising a low level WC with integrated flush, wall mounted wash hand basin with mixer tap and tiled splashback, fully tiled and glazed shower cubicle, window overlooking rear garden, insert ceiling downlighting, chromium heated towel rail, tiled flooring, electric shaving point, extractor fan and electric vanity mirror.

### **Bedroom 2 - 13'12" x 11'1"**

With window overlooking rear garden, ceiling lighting, TV and power points, wall mounted radiator, fitted carpet and door into:

### **En-suite - 13'1" x 4'9"**

Comprising a low level WC with integrated flush, wall mounted wash hand basin with mixer tap and tiled splashback, fully tiled and glazed shower cubicle, window to side, insert ceiling downlighting, chromium heated towel rail, tiled flooring, electric shaving point, extractor fan and electric vanity mirror.

### **Bedroom 3 - 12'2" x 9'9"**

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

### **Bedroom 4 - 10'4" x 9'3"**

With window overlooking rear garden, ceiling lighting, wall mounted radiator, TV and power points, fitted carpet.

### **Family Bathroom - 11'6" x 7'10"**

Comprising a 4 piece suite of panel enclosed bath and mixer tap, low level WC with integrated flush, wall mounted wash hand basin with mixer tap and tiled splashback, fully tiled and glazed shower cubicle, window to front overlooking countryside views, insert ceiling downlighting, chromium heated towel rail, tiled flooring, electric shaving point, extractor fan and electric vanity mirror.

# OUTSIDE

The front of the property is approached by a paved pathway under vaulted storm porch with lawn and flower beds, park fencing with additional block paved driveway leading to:

## Garage - 18'5" x 8'10"

With roller shutter, power and lighting, personnel door into:

## Utility Room - 8'10" x 7'4"

Comprising eye and base level units, complimentary stone worksurfaces, stainless steel under sunk sink unit with mixer tap, cupboard housing Vaillant boiler, recess power and plumbing for washing machine and tumble dryer, smoke alarm, insert ceiling downlighting, extractor fan, wood effect LVT flooring, window and door to:

## South Facing Rear Garden

Split into 2 sections of entertaining patio and lawn, retained by close boarded fencing and brick wall, lighting, power points and water points can be found, with personnel door leading to double carport.



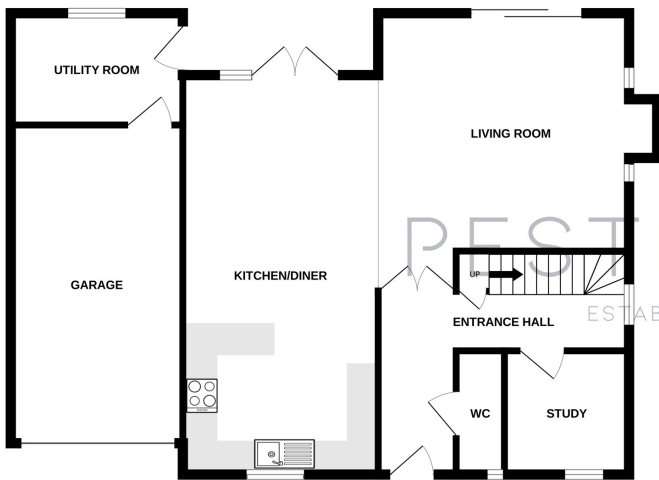
# DETAILS

## EPC

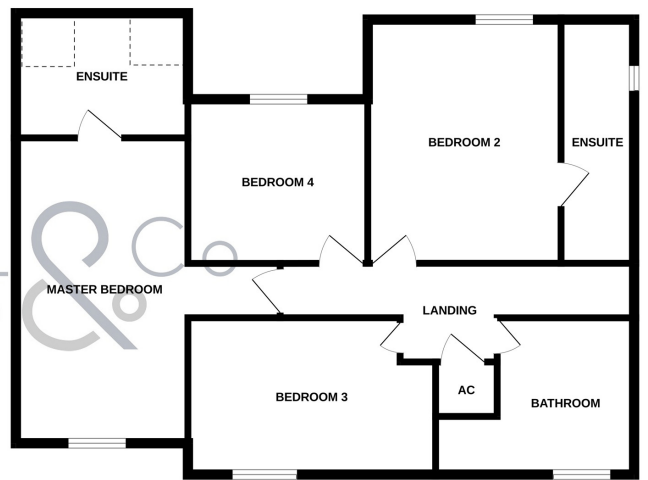
Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## FLOOR PLAN

GROUND FLOOR  
887 sq.ft. (82.4 sq.m.) approx.



1ST FLOOR  
865 sq.ft. (80.4 sq.m.) approx.



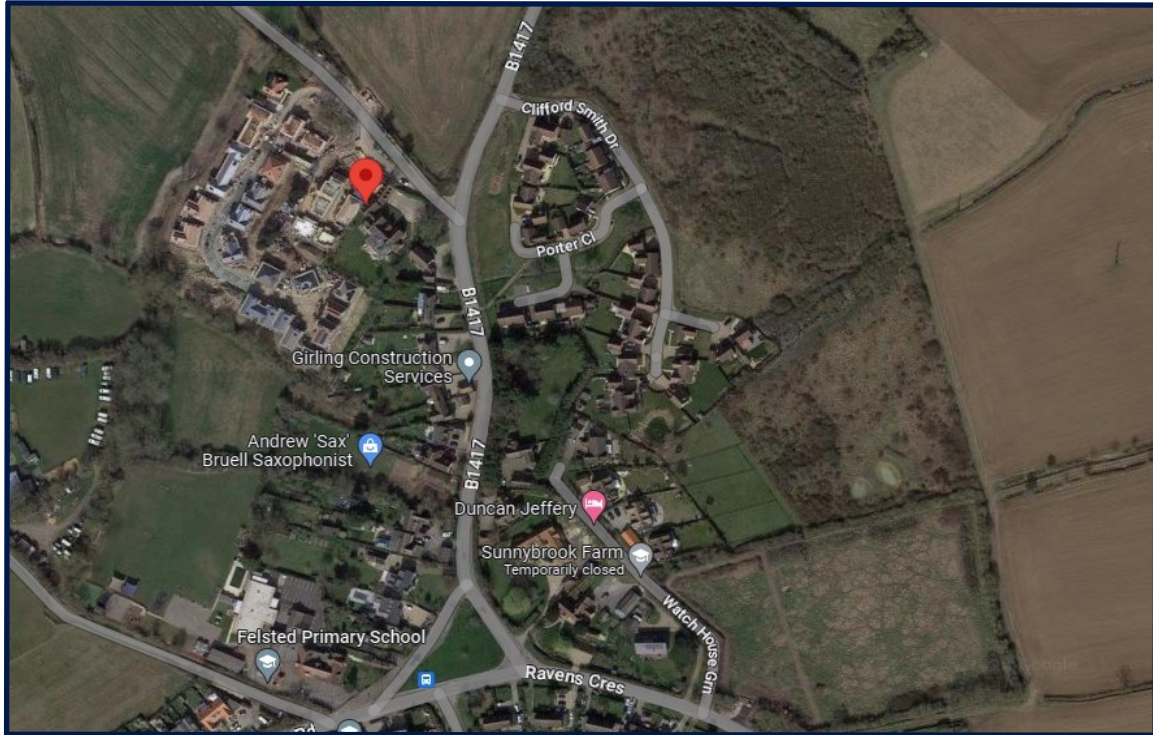
TOTAL FLOOR AREA : 1752 sq.ft. (162.8 sq.m.) approx.

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

Welcome to Felmoor Chase, an exceptional collection of new quality homes built within the picturesque village of Felsted in the fabulous north of Essex. Surrounded by astonishing countryside and a network of charming towns and villages, yet only a short drive away from the A120 and the traditional towns of Great Dunmow and Chelmsford. A selection of only 7 quality 3 and 4 bedroom homes exclusively located with the highest attention to detail. Please call for a viewing (by appointment) or for further information.

## DIRECTIONS



## FULL PROPERTY ADDRESS

The Chestnut, 1 Felmoor Chase, Felsted, CM6 3YJ

## COUNCIL TAX BAND

Band TBC

## SERVICES

Gas fired central heating, private drainage and mains water

## LOCAL AUTHORITY

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

**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

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