



PESTELL & Co  
ESTABLISHED 1991

## 11 Ploughmans Close, St. Michaels Mead, Bishops Stortford, Herts.

GUIDE PRICE - £630,000

*An appealing four bedroom detached family home set on ample plot the popular St. Michael's Mead development. The spacious accommodation comprises of entrance hallway, good size kitchen/breakfast room, living room, dining room/study, conservatory and ground floor cloakroom. Upstairs are the four bedrooms (two being doubles), an en-suite shower room and family shower room. Externally is a generous South facing rear garden, a converted double garage into functional room, but could easily be converted back to its original use, plus private driveway offering off road parking in front.*

Part glazed front door with porch over into:

### ENTRANCE HALLWAY:

Wood effect laminate flooring, double glazed, opaque window to front, radiator, ceiling light point and doors leading to:

### GROUND FLOOR CLOAKROOM:

Fully tiled, low level w.c., pedestal wash hand basin, double glazed, opaque window to front, radiator, extraction fan and spotlights.

### KITCHEN/BREAKFAST ROOM - 17'3 x 12'3 max (5.26m x 3.73m)

Tiled flooring, a range of eye and base level units with complementary work surface and inset sink and drainer unit. Built-in oven with a 5 ring gas hob and extraction fan over, space for fridge/freezer and dishwasher. Double glazed window to side, large understairs storage cupboard, radiator and two ceiling light points. Double glazed window and door into:



**CONSERVATORY - 14'2 x 11'4 (4.32m x 3.45m)**

Tiled flooring, brick based and glazed to three side, double opening doors out to rear garden, specially designed heating system with feature steel gas fire and ceiling light point.

**LIVING ROOM - 14' x 11'4 (4.37m x 3.45m)**

Wood effect laminate flooring, double glazed window to front, feature electric fireplace, radiator and ceiling light point. Double doors into:

**DINING ROOM/STUDY - 10'2 x 8'8 (3.10m x 2.64m)**

Wood effect laminate flooring, sliding patio doors to rear garden, radiator and ceiling light point.



**LANDING AREA:**

Carpeted, airing cupboard, ceiling light point, access to loft and doors leading to:

**BEDROOM 1 - 13'3 max x 12'4 (4.04m x 3.76m)**

Wood effect laminate flooring, double glazed window to front, radiator, ceiling light point and door to:

**EN-SUITE SHOWER ROOM:**

Fully tiled, low level w.c., wash hand basin, shower cubicle, double glazed window to side, extraction fan and inset down lighters.

**BEDROOM 2 - 13'1 x 8' (3.99m x 2.44m)**

Wood effect laminate flooring, double glazed window to front, radiator, wardrobe recess and inset down lighters.

**BEDROOM 3 - 9'2 x 7'6 (2.79m x 2.29m)**

Wood effect laminate flooring, double glazed window to rear, radiator and ceiling light point.

**BEDROOM 4 - 8'3 x 6'10 (2.51m x 2.08m)**

Wood effect laminate flooring, double glazed window to rear, radiator and ceiling light point.

**FAMILY SHOWER ROOM:**

**Fully tiled**, walk-in double shower cubicle, low level w.c., pedestal wash hand basin. Double glazed, opaque window to rear, heated towel rail, extraction fan and inset down lighters.



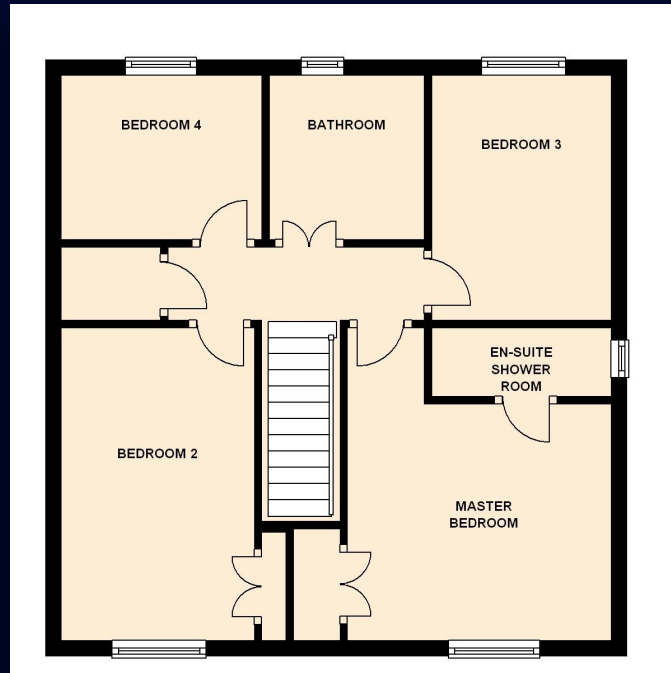
## OUTSIDE:

A generous and mature South facing rear garden, which includes a decked space off the back of the house, the remainder is mainly laid to lawn with well established shrub and fruit tree borders. Storage shed, outside lighting and tap, plus gated side access to the front. Part glazed door into:

**CONVERTED GARAGE - 17'2 x 11' (5.23m x 3.35m)** - Tiled flooring, door and window to rear garden, power points, plumbing for washing machine and tumble dryer, tv point and inset down lighters, To the front part of the garage is a separate, good size storage space. Can easily be re-stored back to a garage.

Private driveway to the front for two vehicles. Ample lawned frontage set behind a hedgerow.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C	70   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**FULL ADDRESS**

11 Ploughmans Close, St. Michaels Mead, Bishops Stortford, Herts, CM23 4FS

**SERVICES**

Gas fired central heating, mains electricity, water and drainage

**LOCAL AUTHORITY**

East Herts Council, Charringtons House, Bishops Stortford, Herts, CM23 2ER

**COUNCIL TAX**

Band E

**Instruction by**

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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.