



FELMOOR CHASE, FELSTED

GUIDE PRICE - £600,000

- 4 DOUBLE BEDROOM LINK-DETACHED NEW BUILD FAMILY HOME
- KITCHEN DINER WITH SEPARATE UTILITY ROOM
- LIVING ROOM
- MASTER BEDROOM WITH EN-SUITE
- 10 YEAR BUILDING WARRANTY
- HIGH SPECIFICATION
- BLOCK PAVED TANDEM LENGTH CARPORT FOR TWO VEHICLES
- WEST FACING REAR GARDEN
- COUNTRYSIDE LOCATION

FELMOOR CHASE, FELSTED

This stunning 4 bedroom family home situated in Felmoor Chase, Felsted boasts well proportioned rooms including a living room, kitchen diner with separate utility, ground floor cloakroom whilst upstairs offers 4 double bedrooms with bedroom 1 having an en-suite. Externally the property enjoys off road parking within a block paved tandem length carport and west facing.





With composite and obscure glazed front door opening into:

Entrance Hall

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

Cloakroom

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

Kitchen / Diner - 20'10" x 9'11"

Comprising an array of eye and base level cupboards and drawers with complimentary stone worksurface, one and a half bowl under sunk composite sink unit with mixer tap, 4 ring Neff induction hob with splashback and Neff extractor fan above, Neff oven beneath, integrated fridge-freezer, integrated dishwasher, insert ceiling downlighting, counter display lighting, window to front, wood effect LVT flooring with underfloor heating, dining area with ceiling lighting, bi-folding doors to rear garden, TV and power points, door to:

Utility Room - 6'5" x 5'7"

Comprising eye and base level cupboards with complimentary stone worksurface, under sunk stainless steel sink unit with mixer tap, recess power and plumbing for washing machine and tumble dryer, cupboard housing Vaillant boiler, window to rear, insert ceiling downlighting, extractor fan, smoke alarm, understairs cupboard housing fuse board and underfloor heating manifold, wood effect LVT flooring.

Living Room - 15'9" x 10'6"

With windows to front, French doors and sidelights to rear garden, ceiling lighting, TV and power points, wood effect LVT flooring.

First Floor Landing

With cupboard housing hot water cylinder, access to loft, ceiling lighting, fitted carpet, window to rear, wall mounted radiator, smoke alarm, power point and doors to rooms.

Bedroom 1 - 17'6" x 9'4"

With window to front and rear aspect, ceiling lighting, wall mounted radiator, fitted carpet, TV and power points, door to:

En-suite - 10'6" x 6'9"

Comprising a 4 piece suite of panel enclosed bath and mixer tap, half tiled surround, wall mounted wash hand basin with mixer tap, low level WC with integrated flush, fully tiled and glazed shower cubicle with integrated shower, chromium heated towel rail, window over looking rear garden, insert ceiling downlighting and tiled flooring.

Bedroom 2 - 11'5" x 10'2"

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

Bedroom 3 - 10'1" x 9'9"

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

Bedroom 4 - 10'2" x 8'1"

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

Family Bathroom - 6'4" x 6'2"

Comprising a 3 piece suite of panel enclosed bath with full tiled surround, glazed shower screen and integrated shower, wall mounted wash hand basin with mixer tap, low level WC with integrated flush, heated towel rail, window to front, insert ceiling downlighting and tiled flooring.

OUTSIDE

The property is approached by block paved pathway with storm porch, additional block paved carport driveway supplying off-street parking for two vehicles with personnel gate leading to:

West Facing Rear Garden

Split into two sections of entertaining patio and lawn all surrounded by close boarded fencing, outside lighting, water and electric points can also be found.



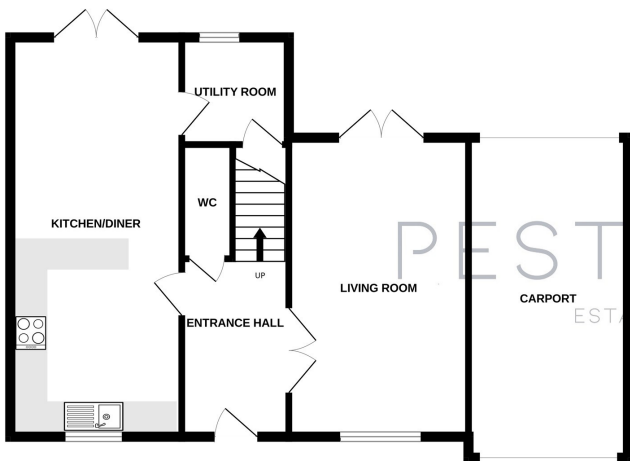
DETAILS

EPC

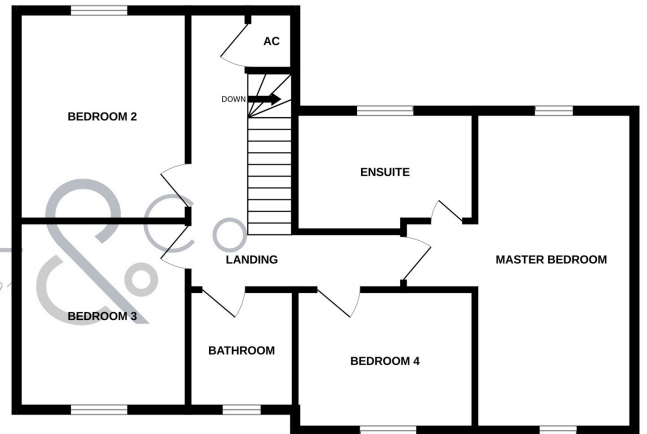
Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN

GROUND FLOOR
735 sq.ft. (68.3 sq.m.) approx.



1ST FLOOR
748 sq.ft. (69.4 sq.m.) approx.



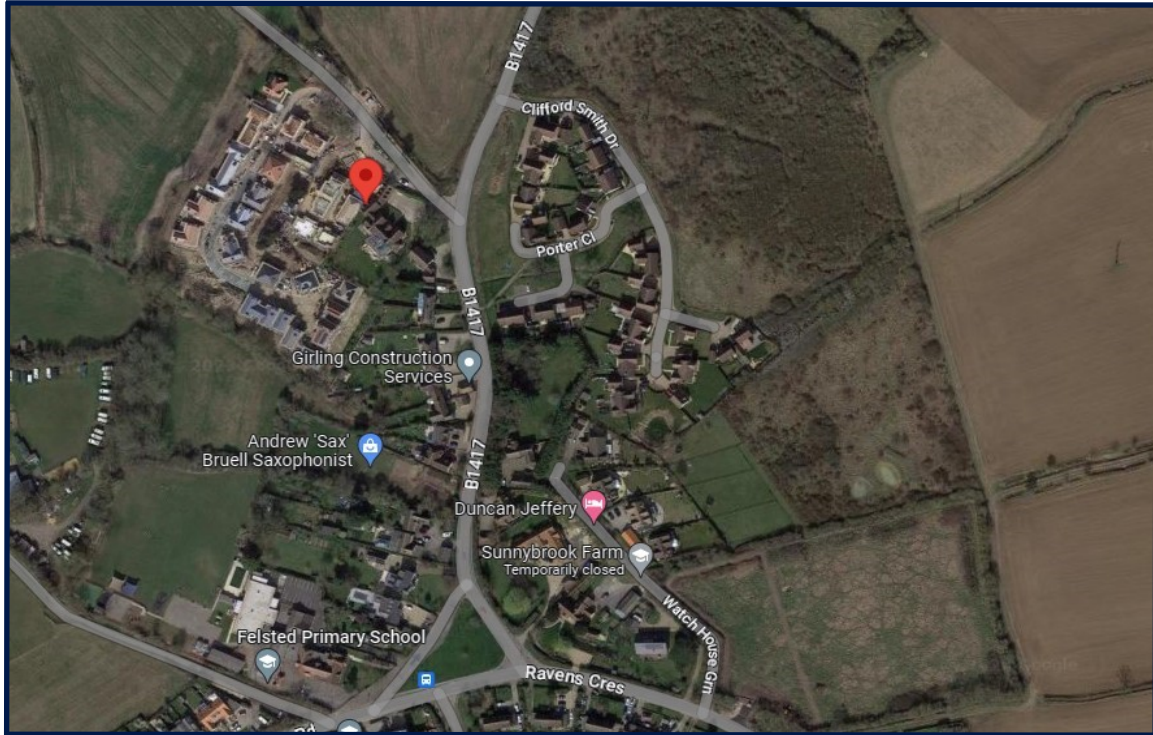
TOTAL FLOOR AREA: 1482 sq.ft. (137.7 sq.m.) approx.

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 Mulberry, 5 Felmoor Chase, Felsted, Essex
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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Do you have a property that you would like to rent but uncertain how to go about it?

Are you a developer looking for an agent to market or value your site?