

PESTELL & Co

ESTABLISHED 1991



BARLEY LANE, GREAT DUNMOW
5 bedroom detached | Offers Over £650,000

BARLEY LANE, GREAT DUNMOW

We are pleased to offer this five bedroom detached house set over three floors. It boasts a large living room, kitchen and office. The property has a single garage, off-street parking for at least two vehicles, an enclosed rear garden and is a short walk to the town centre.



With timber and glazed front door opening onto:

ENTRANCE HALL

With insert ceiling downlighting, understairs storage, wood flooring, heating controls and doors to rooms

CLOAKROOM

With wall mounted radiator, close coupled WC, vanity mounted wash hand basin with mixer tap and insert ceiling downlighting.

KITCHEN – 16'7" X 11'11"

With an array of eye and base level cupboards and drawers, Neff hob and extractor fan above, Neff oven and microwave, power points, window to front and side aspect, Velux windows, French doors opening into rear garden, single bowl single drainer ceramic sink unit with mixer tap and boiling water tap, integrated table and storage, insert ceiling downlighting, tiled flooring and door to:

UTILITY ROOM

With recess power and plumbing for washing machine, single drainer sink unit with mixer tap, array of eye and base level cupboards, ceiling lighting, wall mounted radiator and door to rear garden.



OFFICE – 10’0” X 9’9”

With wood flooring, ceiling lighting, integrated storage shelves and drawers, array of power points and window to front aspect.

LIVING ROOM – 22’4” X 11’9”

With window to front, French doors at rear opening into garden, fitted carpets, insert ceiling downlighting, array of TV and power points, wall mounted radiator.

FIRST FLOOR LANDING

With wood flooring, ceiling lighting, wall mounted radiator, window to front and doors to rooms.

FAMILY BATHROOM – 7’5” X 6’4”

Comprising a vanity mounted wash hand basin and mixer tap, close coupled WC, window to rear, enclosed bath with wall mounted shower and fully tiled surround, chromium heated towel rail, extractor fan and ceiling lighting.



MASTER BEDROOM – 22’2” MAX X 11’2”

With fitted carpets, window to front and rear aspect, TV and power points, built-in wardrobe, ceiling lighting, wall mounted radiator and door to:

EN-SUITE

Comprising a His and Hers sink units with mixer tap, storage drawers, close coupled WC, tiled flooring with underfloor heating and touchscreen controls, integrated shower unit with wall mounted shower and tiled surround, extractor fan and window to rear aspect.

BEDROOM 2 – 10’11” X 8’9”

With wall mounted radiator, TV and power points, window to side aspect, fitted carpet, ceiling lighting and a built-in wardrobe.

BEDROOM 3 – 9’4” X 8’10”

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

SECOND FLOOR LANDING

With wardrobe cupboard, fitted carpet, ceiling lighting, Velux windows and doors to rooms.

BEDROOM 4 – 17’6” MAX X 11’9”

With fitted carpet, ceiling lighting, built-in wardrobe, wall mounted radiator, TV and power points, window to front aspect.

BEDROOM 5 – 11’9” MAX X 11’8”

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

SHOWER ROOM

Comprising a vanity mounted wash hand basin with mixer tap, close coupled WC, integrated shower unit with wall mounted shower and fully tiled surround, ceiling lighting, extractor fan and tiled flooring.

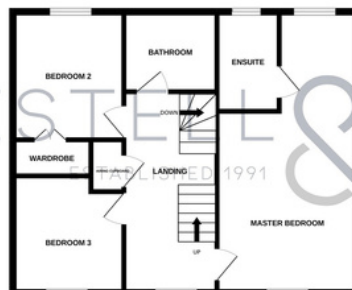


FLOOR PLAN

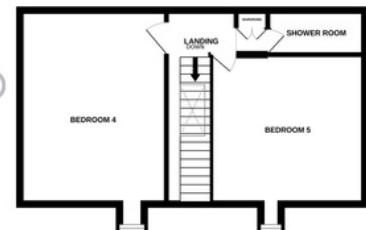
GROUND FLOOR
727 sq.ft. (67.5 sq.m.) approx.



1ST FLOOR
614 sq.ft. (57.0 sq.m.) approx.



2ND FLOOR
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA: 1765 sq.ft. (164.0 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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OUTSIDE SPACE

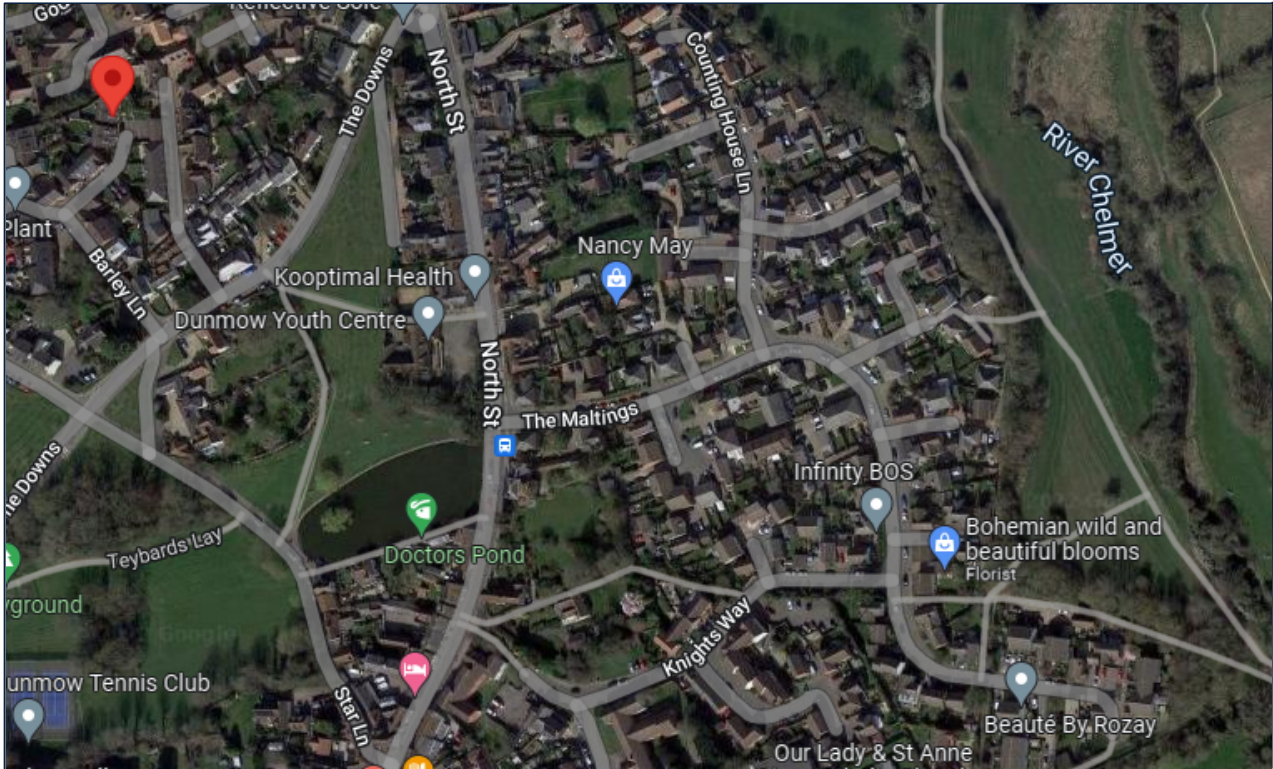
The front of the property is approached by the end of the road and has patio steps leading to the front of the property. Parking is supplied with a single garage and space to park in front and to the side. The garage is currently being used as a gym and has power points and lighting. There is side access leading to the rear garden. Split into 3 different sections with artificial grass, a sheltered table area to be used for socialising and enjoying the warmer evenings. Finally, there is shingle leading to a covered bar area with ample space for seating and a barbeque.



GENERAL REMARKS & STIPULATIONS

Barley Lane is well located just off the high street of Great Dunmow which offers schooling for both Junior and Senior year groups, boutique shopping and recreational facilities. The mainline railway station at Bishop's Stortford serves London Liverpool Street, Cambridge and Stansted Airport, also the M11 and M25 motorways are only a short drive via the A120, giving easy onward access to London and the North.

DIRECTIONS



FULL PROPERTY ADDRESS

10 Barley Lane, Dunmow, CM6 1US

COUNCIL TAX BAND

Band F

SERVICES

Gas fired central heating, electricity, water and mains drainage

LOCAL AUTHORITY

Uttlesford District Council, London Road,
Saffron Walden, CB11 4ER
(01799 510510)

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.

ENERGY PERFORMANCE CERTIFICATE

AWAITING EPC

Awaiting EPC

ESTABLISHING OURSELVES AS A LEADING LOCAL AGENT FOR 32 YEARS



**WE HAVE IT COVERED, PLEASE DO NOT HESITATE TO CALL ONE OF OUR
EXPERIENCED TEAM FOR FURTHER INFORMATION**

Would you like a free home valuation?

Interested in Land acquisition?

Want to change agent and get your property sold?

Do you have a commercial property to sell or let?

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?