



WOODLANDS WALK, WOODLANDS PARK

GUIDE PRICE – £575,000

- 4 BEDROOM DETACHED FAMILY HOME
- END OF CUL-DE-SAC LOCATION
- LIVING ROOM WITH BAY WINDOW AND FIREPLACE
- KITCHEN BREAKFAST ROOM
- UTILITY
- FAMILY ROOM / DINING ROOM
- CONSERVATORY
- HOME OFFICE
- PRINCIPLE BEDROOM WITH ENSUITE
- LANDSCAPED REAR GARDEN
- OFF STREET PARKING FOR TWO VEHICLES
- STORAGE GARAGE

We are pleased to offer this four bedroom detached family home on Woodlands Walk, Dunmow. It boasts a large living room, kitchen breakfast room with utility, conservatory, a family room/dining room and a study. The property has a single garage, off-street parking for at least two vehicles, an enclosed rear garden and is a short walk to local amenities.





Composite panel and obscure glazed front door opening into:

Entrance Hall

With stairs rising to first floor landing and understairs cupboard beneath, ceiling lighting, smoke alarm, wall mounted Hive thermostatic controller, power points, wall mounted radiator, Amtico wood effect flooring and doors to rooms.

Cloakroom

Comprising a low level WC with integrated flush, vanity mounted wash hand basin with storage under, tiled splashback and mixer tap above, wall mounted radiator, ceiling lighting, obscure window to side and Amtico flooring.

Living Room – 14'5" into bay x 13'8"

With large bay window to front, feature gas fireplace with stone surround and hearth, ceiling lighting, wall mounted radiators, fitted carpet, TV and power points.

Family Room / Dining Room – 11'1" x 10'7"

With ceiling lighting, wall mounted radiator, TV and power points, Amtico flooring and bi-folding doors leading into:

Conservatory – 12'3" x 9'9"

With ceiling lighting, Velux window, insulated roof, glazed on 3 aspects, French doors leading to patio and garden beyond, wall mounted electric radiator, power points, insulated floor with Amtico flooring and fitted bookcase.

Study – 7'2" x 6'6"

With window to front, ceiling lighting, fitted furniture with under counter lights above desk area, wall mounted radiator, Amtico flooring, telephone and power points.

Kitchen Breakfast Room

Comprising an array of eye and base level cupboards and drawers, complimentary quartz worksurface with one and a half bowl under sunk stainless steel sink unit with worksurface integrated drainer, secondary instant boil tap and filtered water, integrated double Neff oven with plate warming drawer, integrated wine cooler, integrated dishwasher, integrated Neff 4 ring induction hob with quartz splashback and Neff stainless steel extractor fan above, insert ceiling lighting, counter display lighting, window overlooking rear garden and secondary window to side, Karndean tile effect flooring, plinth heating, power points and door to:

Utility Room

With matching units and quartz worksurface, single bowl stainless steel sink unit with integrated worksurface drainer, recess power and plumbing for washing machine, integrated fridge freezer, under counter display lighting, insert ceiling lighting, panel and glazed door to side, power points and Karndean tiled effect flooring.

First floor landing

With ceiling lighting, access to loft with loft ladder, lighting and partial boarding, airing cupboard housing hot water cylinder, slatted shelves and shower pumps, smoke alarm, power points and fitted carpet.

Bedroom 1 – 14'11" into bay x 13'8"

With large bay window to front, wall mounted radiator, ceiling lighting, built-in bedside tables, chest of drawers and wardrobe, power points, fitted carpet and door leading into:

En-suite

With fully tiled and glazed shower cubicle with twin head, low level WC with integrated flush, wall mounted wash hand basin with mixer tap, obscure window to side, insert ceiling downlighting, half tiled surround, extractor fan, wall mounted electric mirror, chromium heated towel rail and Amtico wood effect flooring.

Bedroom 2 – 13'8" x 9'6"

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

Bedroom 3 – 11'1" x 7'1"

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

Bedroom 4 – 11'1" x 6'7"

With window to rear, ceiling lighting, power points and fitted carpet.

Family Bathroom

Comprising a three piece suite of tile enclosed bath with mixer tap and wall mounted Aqualisa shower, fully tiled with glazed and curtain screen, vanity wash hand basin with storage under and mixer tap above, low level WC with integrated flush, half tiled surround, insert ceiling downlighting, extractor fan, obscure window to side, wall mounted electric mirror, wall mounted chromium heated towel rail and Amtico wood effect flooring.

OUTSIDE

The front of the property is approached by a shared block paved driveway supplying access to 5 properties, walk to local green in front, block paved parking for 2 vehicles, front garden with lawn, shrub and herbaceous borders and hedging, outside lighting, access to;

Garage

With electric roller shutter, ample eaves storage, ceiling lighting and power points, ideal for extra fridge freezer space or tumble dryer. Side gated access into:

Rear garden

Completely retained by close boarded fencing, split into two areas of patio and lawn, surrounded by shrub and herbaceous borders, outside lighting and water points, shed with outside electrics, with secondary external home office with double doors and power points.



DETAILS

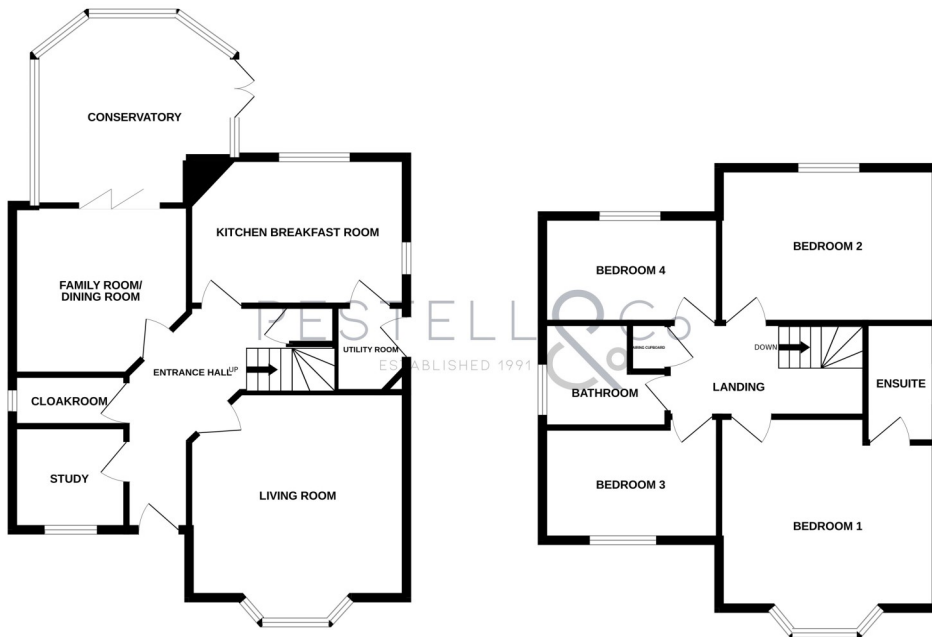
EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN

GROUND FLOOR
741 sq.ft. (68.8 sq.m.) approx.

1ST FLOOR
611 sq.ft. (56.8 sq.m.) approx.



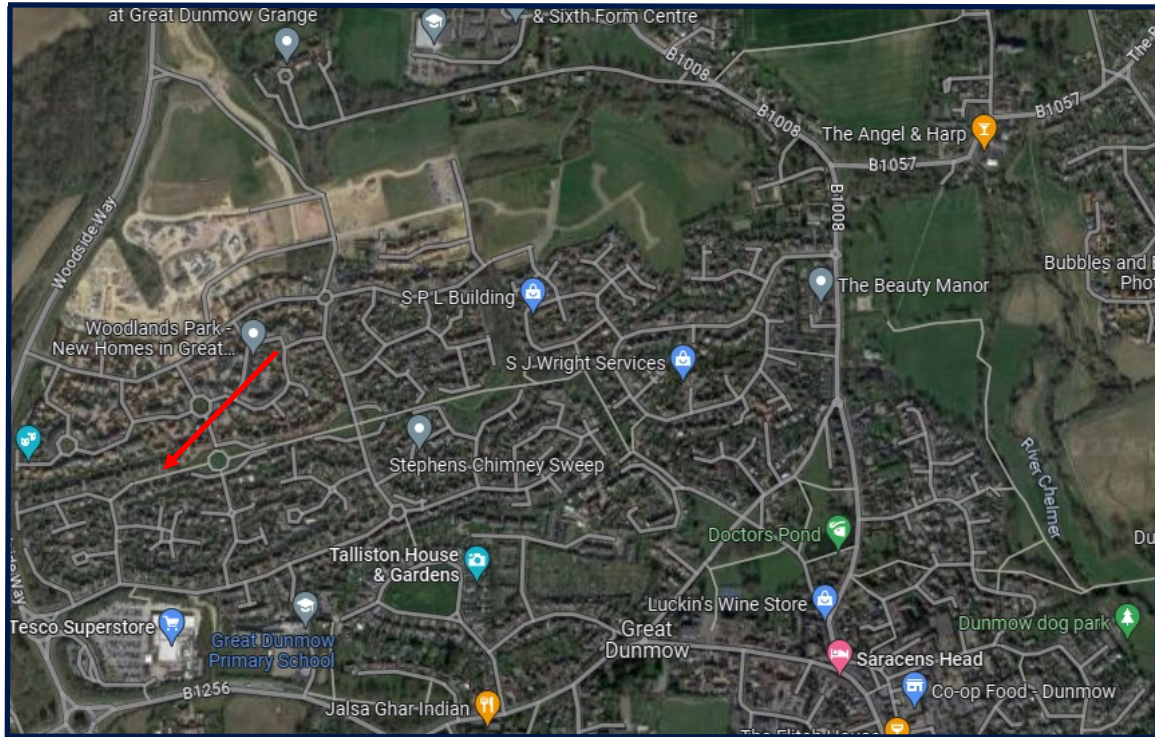
TOTAL FLOOR AREA: 1352 sq.ft. (125.6 sq.m.) approx.

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

Woodlands Walk is well located within Woodlands Park, Great Dunmow, which offers schooling for both Junior and Senior year groups within walking distance, boutique shopping and recreational facilities. Woodlands Park Drive is a short drive away from the mainline railway station at Bishop's Stortford which 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

7 Woodlands Walk, Woodlands Park, Great Dunmow, Essex CM6 1YQ

COUNCIL TAX BAND

Band E

SERVICES

Gas fired central heating, mains drainage and 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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