



GOODWINS CLOSE, LITTLE CANFIELD GUIDE PRICE: £350,000

- 2 DOUBLE BEDROOM MID-TERRACE HOUSE
- BEDROOM 1 WITH EN-SUITE
- OPEN PLAN KITCHEN LIVING ROOM
- SOLAR PANELLED ASSISTED ELECTRICITY
- OFF STREET PARKING FOR TWO VEHICLES
- LANDSCAPED PRIVATE REAR GARDEN
- WALKING DISTANCE TO LOCAL AMMENETIES, SCHOOLING AND BUS STOPS

A great opportunity to acquire this well presented and spacious two double bedroom property on a popular development located in Little Canfield. The property offers large, open plan living and contemporary style kitchen, with master bedroom boasting an en-suite shower room. Externally there is off street parking for two vehicles and a beautiful landscaped rear garden, offering patio and decked areas which are ideal for entertaining, also a timber shed to remain. The property enjoys solar powered electricity which is a great boost to the annual running costs.





With UPVC panel and obscure glazed front door opening into:

Entrance Hall

With stairs rising to first floor landing, ceiling lighting, smoke alarm, wall mounted radiator, with solid oak faced laminate flooring throughout the ground floor, doors to rooms.

Cloakroom

Comprising a low level W/C with integrated flush and tiled splashback, pedestal wash hand basin with mixer tap and tiled splashback, wall mounted radiator, ceiling lighting, extractor fan, obscure window to front.

Open Plan Living Areas split into two areas of:

Kitchen

Comprising an array of eye and base level cupboards and drawers, complimentary stone effect rolled work surface and white briquette tile splash back, cupboard housing Potterton boiler, integrated fridge and freezer, integrated dishwasher, recess, plumbing and power for washer/dryer, a 1□ single drainer stainless steel sink unit with contemporary mixer tap over, a four ring gas stainless steel hob with extractor fan above and oven beneath, insert ceiling down lighters, window to front, smoke alarm, wall mounted radiator, an array of power points, display floor and counter top lighting.

Living Room Dining Area: 16'2" x 15'6"

With ceiling lighting, wall mounted radiators, under stairs storage cupboard, TV, telephone and power points, French doors and side lights to rear garden and continuation of the solid oak faced laminate flooring.

First Floor Landing

With access to loft with ladder and boarding, smoke alarm, ceiling lighting, wall mounted radiator, fitted carpet, doors to rooms:

Bedroom 1: 11'8" x 9'8"

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

En-suite shower room

Comprising a fully tiled and glazed shower cubicle with integrated shower, a low level W/C with integrated flush, pedestal wash hand basin with mixer tap, half tiled surround, heated towel rail, insert ceiling down lighters, extractor fan, obscure window to front, electric shaver point.

Bedroom 2: 15'6" x 8'3"

With window to rear, built-in mirrored wardrobes, fitted carpet, ceiling lighting, wall mounted radiator, power points, door to airing cupboard housing pressurised water cylinder

Family Bathroom

Comprising a three piece suite of panel enclosed bath with mixer tap and shower attachment over, low level W/C with integrated flush, pedestal wash hand basin with mixer tap, heated towel rail, insert ceiling down lighters, half tiled surround, extractor fan and tiled effect flooring.

OUTSIDE

The front of the property is laid purely to shared blocked paved driveway with allocated two tandem length parking spaces with paved pathway leading to front door.

Rear Garden

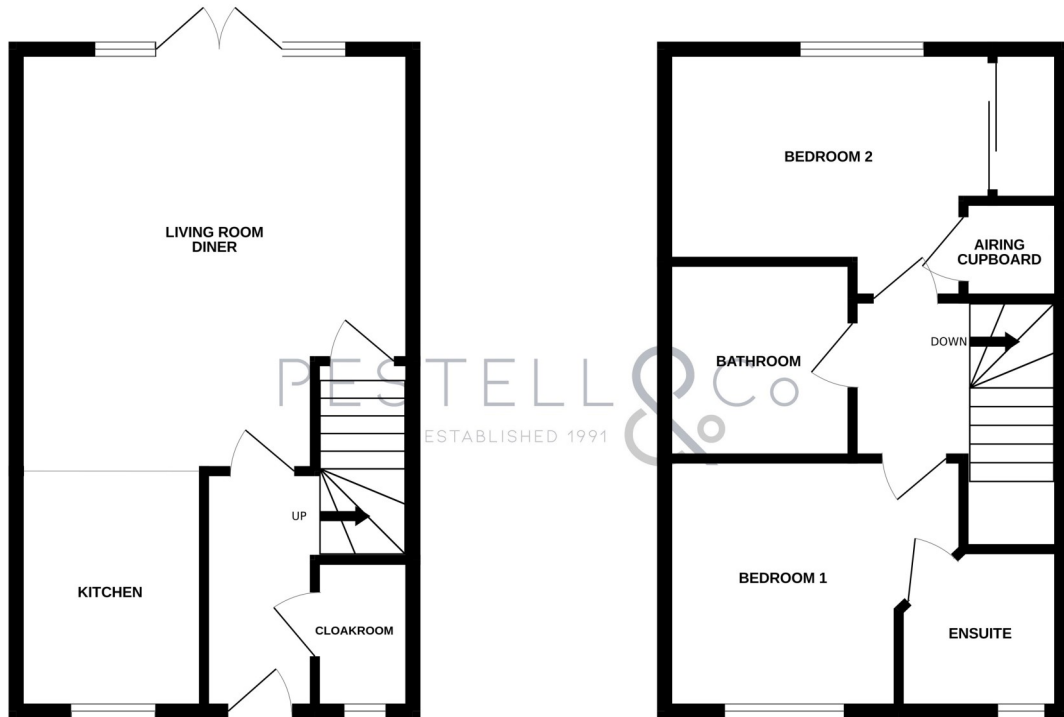
The rear of the property is beautifully landscaped with patio, lawn and decked areas with raised flower beds to sides with display lighting, timber shed, rear gated access, all retained by close boarded fencing, water, lighting and power points can also be found.



DETAILS

EPC

FLOOR PLAN



TOTAL FLOOR AREA : 801 sq.ft. (74.4 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

Goodwins Close is situated in Little Canfield between Great Dunmow and Bishop's Stortford that offers Takeley Primary School, nursery and community hall. Further schooling and facilities are available in the nearby towns as well as public houses and restaurants. The nearby A120 bypass supplies quick and easy access to M11/M25 at the Bishop's Stortford junction which of course benefits from London Stansted International Airport that also supplies mainline railway links to London Liverpool Street Station.

DIRECTIONS



FULL PROPERTY ADDRESS

6 Goodwins Close, Little Canfield, Dunmow,
Essex CM6 1SQ

COUNCIL TAX BAND

Band C

SERVICES

Mains and solar panel electricity, gas fired central
heating, water and drainage

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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