

THE PADDOCKS, HIGH RODING OFFERS IN EXCESS OF - £365,000

- 3 BEDROOM MID-TERRACED FAMILY HOME
- DINING ROOM
- LARGE LIVING ROOM
- CLOAKROOM
- KITCHEN
- FAMILY BATHROOM
- SOUTH FACING REAR GARDEN
- OFF-ROAD PARKING AND SINGLE GARAGE

We are pleased to offer this stunning 3 bedroom mid-terraced family home in The Paddocks, High Roding. This property boasts a large living room, kitchen, dining room, 3 bedrooms, family bathroom. Outside, the property enjoys off-road parking, single garage, south facing rear garden and wonderful countryside views.





With UPVC panel and obscure glazed front door opening into:

Entrance Porch

With window to side, insert ceiling downlighting, wall mounted radiator, storage, fitted carpet and door to:

Living Room – 18'8" x 12'11"

With stairs rising to first floor landing, large picture window to front, ceiling lighting, wall mounted radiators, TV, telephone and power points, fitted carpet, understairs storage and doors to rooms.

Cloakroom

Comprising a close coupled WC, corner wash hand basin with vanity cupboard under, mixer tap and splashback above, insert ceiling downlighting.

Kitchen – 16'0" x 9'0"

Comprising an array of eye and base level cupboards and drawers with complimentary granite effect rolled worksurface and tiled splashback, one and a half bowl single drainer stainless steel sink unit with mixer tap and separate drinking tap, 4 ring electric hob and extractor fan above, integrated double oven, recess power and plumbing for washing machine, dishwasher, tumble-dryer and fridge-freezer, insert ceiling downlighting, counter display lighting, array of power points, wood effect laminate flooring and large opening into:

Dining Room – 11'3" x 7'4"

With French doors and sidelights leading out to south facing rear garden and countryside views beyond, insert ceiling downlighting, Velux windows, wall mounted air conditioning unit, wall mounted lighting, TV and power points.

First Floor Landing

With access to loft, power point, fitted carpet, airing cupboard housing hot water cylinder and slatted shelves, doors to rooms.

Bedroom 1 – 12'7" x 8'10"

With built-in wall to wall wardrobes with hanging rails, shelves and drawers within, large window to front, ceiling lighting, wall mounted radiator, TV and power points, fitted carpet.

Bedroom 2 – 13'1" x 9'6" max

With large window overlooking rear garden and countryside views beyond, insert ceiling downlighting, wall mounted radiator, power points and fitted carpet.

Bedroom 3 – 9'6" x 6'11"

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

Family Bathroom

Comprising a 4 piece suite of panel enclosed bath, with mixer tap and shower attachment over, fully tiled and glazed shower cubicle with integrated shower, wall mounted wash hand basin with mixer tap and tiled splashback, electric vanity mirror above, electric shaving point, close coupled WC, partially tiled surround, obscure window to rear, insert ceiling downlighting, tile effect linoleum flooring.

OUTSIDE

The front of the property enjoys tandem length driveway for off-street parking that supplies access to single garage with up and over door, power and lighting. Front garden is laid to low maintenance pathway and shingle.

Rear Garden

South facing in nature, laid to low maintenance patio and artificial lawn, enclosed by close boarded fencing, timber shed, also housing oil tank, pedestrian access to rear and far reaching farmland countryside views.

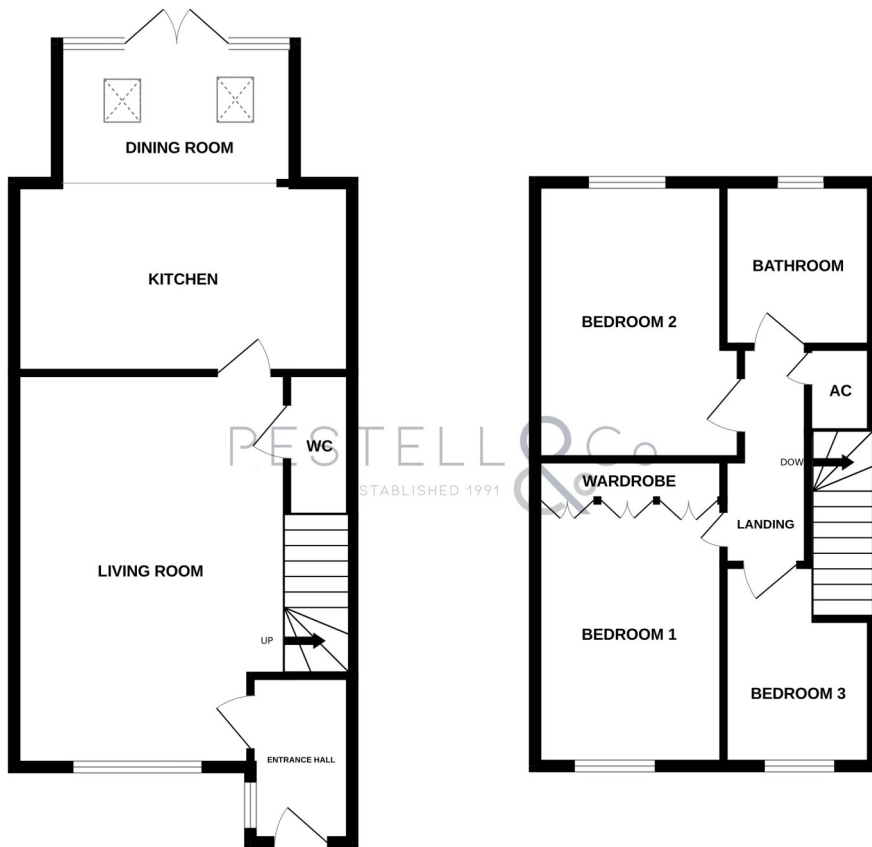


DETAILS

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
534 sq.ft. (49.6 sq.m.) approx.

1ST FLOOR
443 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 977 sq.ft. (90.7 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

The Paddocks is set within the popular village of High Roding which has a Cricket Club, public house and a renowned JMI primary school in the neighbouring village where a local shop for your day-to-day needs can also be found. The larger market town of Great Dunmow is easily accessible and therefore provides further schooling, shopping, restaurants, public houses and many more recreational facilities. Great Dunmow also offers the A120 giving further access to M11/M25 and of course London Stansted International Airport with direct mainline railway link to London Liverpool Street.

DIRECTIONS



FULL PROPERTY ADDRESS

10 The Paddocks, High Roding, CM6 1NZ

COUNCIL TAX BAND

Band C

SERVICES

Oil 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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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?