



## WOODLANDS PARK DRIVE, GREAT DUNMOW

OFFERS IN EXCESS OF – £680,000

- 5 BEDROOM DETACHED FAMILY HOME
- ONLY TWO YEARS OLD
- LARGE LIVING ROOM WITH BI-FOLD DOORS TO REAR GARDEN
- KITCHEN WITH SEPARATE UTILITY
- DINING ROOM
- HOME OFFICE
- 4 DOUBLE BEDROOMS, 1 SINGLE BEDROOM
- FAMILY SHOWER ROOM, FAMILY BATHROOM, AN EN-SUITE, CLOAKROOM
- 50 FOOT SOUTH FACING REAR GARDEN
- OFF STREET PARKING FOR 5 VEHICLES
- DETACHED HI-SPEC GARAGE



We are pleased to offer this immaculately presented 5 bedroom executive detached family home. This property enjoys an abundance of versatile living accommodation comprising a large living room with bi-folding doors to the south facing entertaining garden, modern kitchen with separate utility, dining room and cloakroom on the ground floor, whilst 4 double bedrooms (one with a four piece en-suite), a single bedroom, home office, family bathroom and a family shower room are divided over the first and second floors. Externally, there is ample off street parking for at least 5 large vehicles, an oversized garage that has boarded eaves for storage, and a 50ft south facing garden.







With composite panel and obscure glazed front door opening into;

#### **Entrance Hall**

With stairs rising to first floor landing, ceiling lighting, wall mounted radiator, fitted carpet, power points, alarm and doors to rooms.

#### **Cloakroom**

Comprising a close coupled WC, wall mounted wash hand basin with mixer tap and vanity storage beneath, ceiling lighting, extractor fan, half tiled surround, wall mounted radiator, tiled flooring.

#### **Living Room 17'6" x 14'2"**

With wall to wall bi-folding doors leading out to South facing entertaining rear garden, ceiling lighting, wall mounted radiators, TV and power points, under stairs storage cupboard, fitted carpet and door into:

#### **Kitchen**

Comprising an array of eye and base level cupboards and drawers, complementary stone effect square edge work surface, 1  bowl single drainer stainless steel sink unit with mixed tap and separate drinking tap, cupboard housing Ideal Logic boiler, freestanding twin oven with 5 ring stainless steel 5 ring hob, stainless steel splashback and extractor fan above, integrated fridge freezer, integrated dishwasher, under sink water softener, insert ceiling down lighting, smoke alarm, counter display lighting, tiled flooring, wall mounted radiator, panel and glazed rear door and further window overlooking rear garden, TV and power points, door to:

#### **Dining Room 11'10" x 10'0"**

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

#### **Utility**

Comprising eye and base level storage cupboards, contemporary stone effect square edge work surface, single bowl single drainer stainless steel sink unit with mixer tap over, recesses with power and plumbing for both washing machine and tumble dryer, insert ceiling downlighting, tiled splashback, window to front, wall mounted radiator, power points and Internet socket, tiled flooring.

#### **First Floor Landing**

Stairs rising to second floor landing, ceiling lighting, smoke alarm, fitted carpet, power points and doors to rooms:

#### **Bedroom 1: 25'5" x 13'4" max**

With two windows to rear overlooking garden, Juliet balcony to front, ceiling lighting, wall mounted radiators, contemporary built-in fireplace with stone surround, fitted carpet, array of TV and power points.

#### **Bedroom 3: 12'6" x 10'10"**

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

#### **Home Office: 10'0" max x 6'1" max**

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

#### **Family Shower Room**

Comprising a fully tiled and glazed shower cubicle with integrated shower, wall mounted wash hand basin with mixer tap and vanity cupboard beneath, close coupled WC, obscure window to front, insert downlighting, extractor fan, electric vanity mirror, chromium heated wall mounted towel rail, luxury wood effect vinyl flooring.

#### **Second Floor Landing**

Access to loft, wall mounted radiator, ceiling lighting, smoke alarm, power points, fitted carpet, airing cupboard housing slatted shelves and large pressurised hot water cylinder, doors to rooms.

#### **Bedroom 2: 13'6" x 12'6"**

With two windows to front, ceiling lighting, wall mounted radiator, array of TV and power point, fitted carpet, door to:

#### **En-Suite**

Comprising a four-piece suite of panel enclosed bath with mixer tap and shower attachment over, separate fully tiled and glazed shower cubicle with integrated shower, vanity mounted wash hand basin with storage beneath mixer tap and vanity mirror above, close coupled WC, obscured window to front, insert ceiling downlighting, extractor fan, wall mounted chromium heated towel rail, wood effect luxury vinyl flooring.

#### **Bedroom 4: 12'7" x 8'4"**

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

#### **Bedroom 5: 8'10" x 8'7"**

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

#### **Family Bathroom**

Comprising a three-piece suite of panel enclosed bath with mixer tap and shower attachment over tiled surround with a glazed shower screen, close coupled WC, vanity mounted wash hand basin with storage beneath mixer tap and vanity mirror above, full tiled surround, wall mounted chromium heated towel rail, obscure window to rear, insert ceiling downlighting, extractor fan, wood effect luxury vinyl flooring.



# OUTSIDE

The front of the property is approached by a block paved driveway supplying off street parking for numerous vehicles (5/6) with a large area of lawn retained by hedging with pathway leading to covered storm porch. The driveway also supplies access to rear garden via personnel gate and:

## **Oversized Detached Garage 16'6" wide x 17'10" deep**

With up and over door, specialist garage composite matting, an array of storage cupboards and workstations, ample plug sockets, ceiling lighting, ceiling insulation, loft ladder supply access to boarded eaves storage with lighting, personal door into:

## **South Facing Rear Garden: 50 ft x 22 ft**

South facing rear garden laid primarily to an entertaining patio and lawn with pathway leading to the personnel gate and detached garage, enclosed by brick wall and close boarded fencing with Esplanade trees to rear for added privacy that are planted within a raised sleeper bed, outside lighting water and security can also be found.



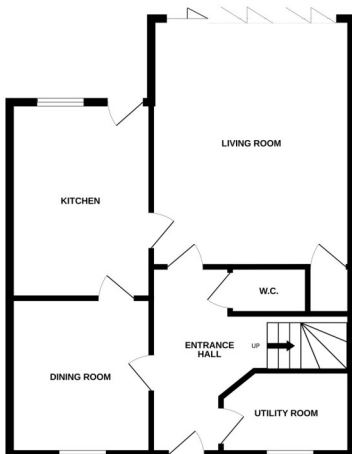
# DETAILS

## EPC

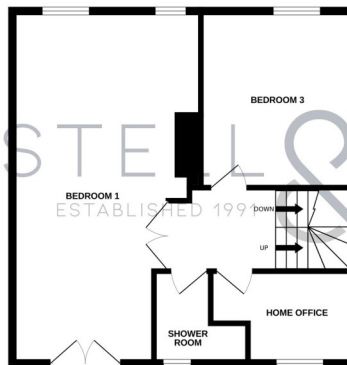
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## FLOOR PLAN

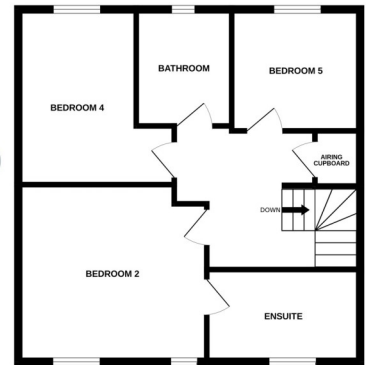
GROUND FLOOR  
685 sq.ft. (63.6 sq.m.) approx.



1ST FLOOR  
595 sq.ft. (55.3 sq.m.) approx.



2ND FLOOR  
600 sq.ft. (55.7 sq.m.) approx.



TOTAL FLOOR AREA : 1880 sq.ft. (174.6 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.

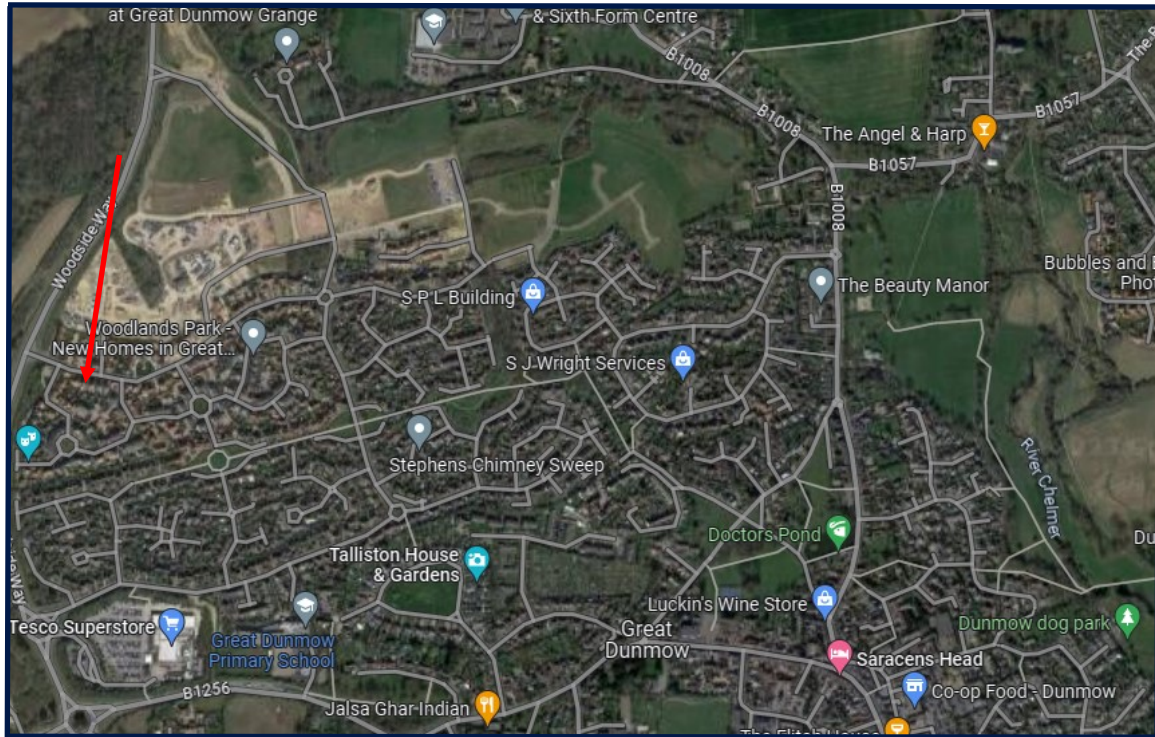
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# GENERAL REMARKS & STIPULATIONS

Woodlands Park Drive is well located in 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

175 Woodlands Park Drive, Woodlands Park,  
Great Dunmow, Essex CM6 1WT

## COUNCIL TAX BAND

Band F

## 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

ESTABLISHED 1991

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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?