



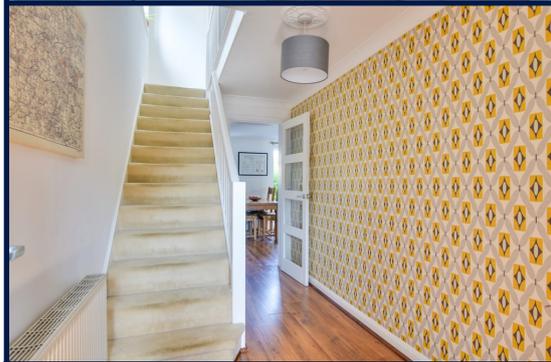
## GARDEN FIELDS, STEBBING

### OFFERS IN EXCESS OF £385,000

- 3 BEDROOM SEMI-DETACHED
- END OF CUL-DE-SAC LOCATION
- LARGE ENTRANCE HALL
- LIVING ROOM WITH FIREPLACE
- DINING FAMILY ROOM
- KITCHEN
- LANDSCAPED REAR GARDEN
- SINGLE GARAGE WITH POWER
- OFF STREET PARKING FOR 2 VEHICLES
- WALKING DISTANCE TO PRIMARY SCHOOL AND VILLAGE HIGH STREET

Located at the end of a cul-de-sac, this 3 bed semi-detached family home benefits from a large entrance hall, living room with multifuel stove, a dining and family room acting as the heart of the home, kitchen with plenty of work surface space all on the ground floor whilst upstairs offers two large double bedrooms, a single and three piece family bathroom. Externally, the property boasts a block paved driveway for two vehicles with scope for an additional space if required, a single garage with power and internal access, whilst to the rear the garden offers an entertaining patio and well stock borders.





With uPVC panel and leaded glazed front door and side lights opening into:

### **Porch**

With ceiling lighting, wall mounted radiator, tiled flooring and door to:

### **Entrance Hall**

With stairs rising to first floor landing, ceiling lighting, wall mounted radiator, wood effect laminate flooring, power point, under stairs storage cupboard, door into:

### **Dining Family Room 16'8" x 10'10"**

With sliding patio doors and window leading out to the entertaining patio and garden beyond, ceiling lighting, wall mounted radiators, wood effect laminate flooring, power points and doors to rooms.

### **Living Room 12'10" x 9'11"**

With large picture window to front, ceiling lighting, feature fireplace with multi fuel burner, wall mounted radiator, TV and power points, fitted carpet.

### **Kitchen 14'5" x 7'1"**

Comprising an array of eye and base level cupboards and drawers, complimentary granite effect rolled worksurface and tiled splashback, 1  bowl single drainer stainless steel sink unit with mixer tap, freestanding double oven with four ring gas hob and extractor fan above, recess, power and plumbing for washing machine, recess and power for fridge freezer, recess power and plumbing for dishwasher, ceiling lighting, power points, tiled flooring, double glazed window and door leading out to rear garden, further door into;

### **Garage 13'11" x 7'8"**

With up and over door, ceiling lighting, power, wall mounted boiler (planning for conversion)

### **First Floor Landing**

With ceiling lighting, window to side, access to loft with extension lead lighting and partially boarded, fitted carpet and doors to rooms.

### **Bedroom 1 – 13'5" x 9'11"**

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

### **Bedroom 2 – 10'10" x 9'11"**

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

### **Bedroom 3 – 10'5" x 6'6"**

With window to front, ceiling lighting, wall mounted radiator, power points, fitted carpet, built in over stairs wardrobe.

### **Family Bathroom**

Comprising a 3 piece suite of panel enclosed P-shaped bath with mixer tap and integrated twin head shower with a tiled and glazed screen surround, vanity mounted wash hand basin with mixer tap and storage beneath, low level WC with integrated flush, obscure window to rear, ceiling lighting, extractor fan, heated towel rail, tiled flooring.

# OUTSIDE

Front of the property is approached by a block paved driveway supplying off street parking for 2 vehicles with a further area for a 3rd if required currently laid to lawn. Access to Garage.

## Rear Garden

Split into two sections of entertaining patio and lawn with well stocked shrub and herbaceous borders, hard standing with timber shed to rear, outside water point, all retained by close boarded fencing. Approximately 45 ft in length.



# DETAILS

## EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## FLOOR PLAN

GROUND FLOOR  
630 sq.ft. (58.5 sq.m.) approx.

1ST FLOOR  
405 sq.ft. (37.6 sq.m.) approx.



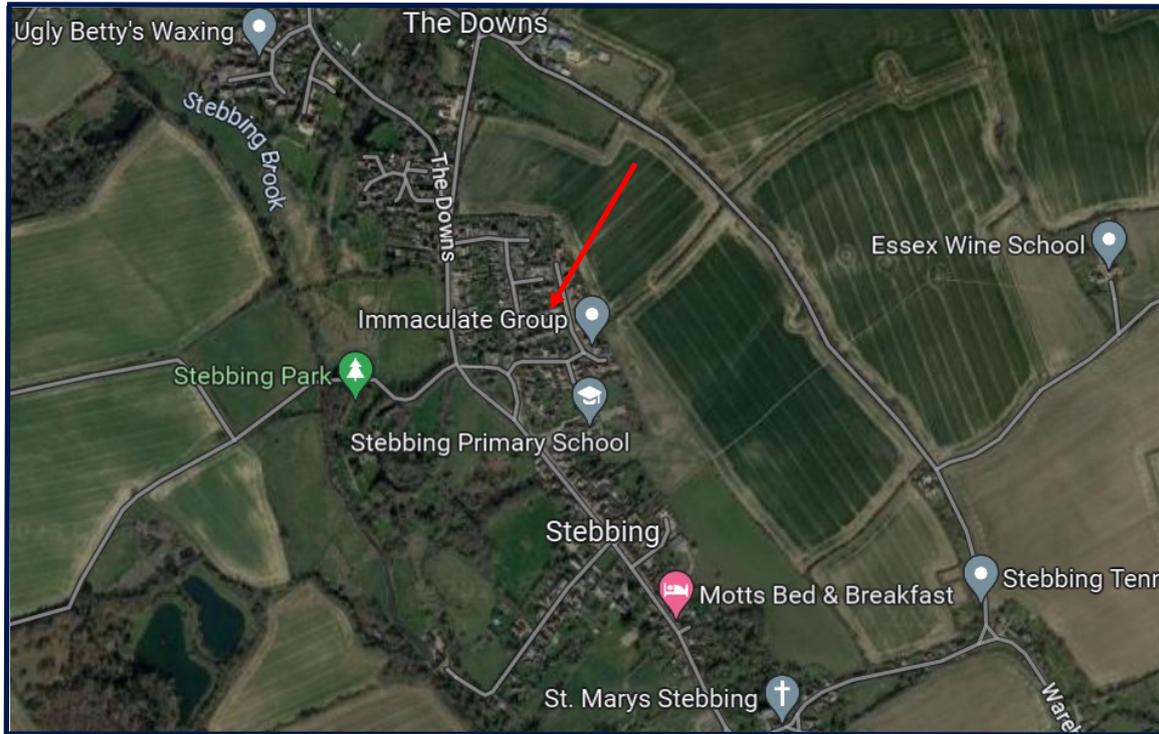
TOTAL FLOOR AREA: 1035 sq.ft. (96.1 sq.m.) approx.

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

Garden Fields is located in the village of Stebbing that offers a Primary School, village store, pub and bowls club. Great Dunmow is a short drive away and offers a wider range of schooling for both Junior and Senior year groups, boutique shopping and recreational facilities along with access, via the A120, to the mainline railway station at Bishop's Stortford which serves London Liverpool Street, Cambridge and Stansted Airport, as well as the M11 giving easy onward access to London and the North.

## DIRECTIONS



## FULL PROPERTY ADDRESS

29 Garden Fields, Stebbing, Essex CM6 3RG

## COUNCIL TAX BAND

Band D

## SERVICES

Gas fired central heating, mains drainage, mains 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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Are you a developer looking for an agent to market or value your site?