

VENMORE DRIVE, GREAT DUNMOW

GUIDE PRICE - £525,000

- 3 BEDROOM ARCHITECTURALLY EXTENDED DETACHED FAMILY HOME
- BEAUTIFULLY EXTENDED AND PRESENTED
- OPEN PLAN LIVING SPLIT INTO KITCHEN, DINING FAMILY ROOM AND LIVING ROOM
- HOME OFFICE/PLAYROOM
- LARGE REAR GARDEN WITH ENTERTAINING PATIO AND CHILDRENS PLAY AREA
- OFF STREET PARKING
- WALKING DISTANCE TO HIGH STREET & SCHOOLS

An immaculately presented and architecturally interesting 3 bedroom detached family home. Located within a 2 minute walk of the main High Street, that offers an abundance of amenities this property is a must view and comprises of an open plan ground floor set with three distinct areas of living along with a separate home office/playroom. Externally, the property offers off street parking for 3 vehicles and a landscaped rear garden for all members of the family.





With composite glazed and obscure glazed side light opening onto

Entrance Hall

With stairs leading up to first floor landing, ceiling lighting, under stairs storage. Amtico oak affect luxury vinyl flooring, wall mounted contemporary radiator. Power points, doors to rooms.

Cloakroom

Comprising close coupled WC, vanity mounted wash hand basin with mixer tap and tiled splashback above, storage beneath, obscure window to side, ceiling lighting, wood affect linoleum flooring.

Living Room – 16'8" x 13'10"

Large sliding patio doors and picture window to entertaining patio and garden beyond, further window to side, wall mounted contemporary radiator, continuation of the Amtico oak affect luxury vinyl flooring, TV and power points, large opening into:

Dining Room / Family Room 28'0" x 8'0"

Two large picture windows to both front and rear aspects, ceiling skylights, insert ceiling downlighting, pendant lighting, tiled flooring with underfloor heating, array of power points and large opening into:

Kitchen

Comprising an array of eye and base level cupboards and drawers, complimentary square edged oak block work surface and splashback, 1 bowl single drainer ceramic sink unit with mixer tap, integrated double oven, 4 ring electric hob with glass splashback and extractor fan above, recess, power and plumbing for both washing machine and slimline dishwasher, cupboard housing fridge/freezer and microwave to go, cupboard housing recess and power for tumble dryer, ceiling lighting, large window to front, wall mounted cupboard housing glow worm boiler, Amtico styled flooring.

Music Room / Home Office – 15'0" x 7'8"

With sliding patio doors to rear, ceiling lighting, storage cupboard housing electric meter and fuse board, power points, fitted carpet.

First Floor Landing

With window to side, access to loft, ceiling lighting, smoke alarm, fitted carpet, storage cupboard, doors to rooms.

Bedroom 1 – 13'4" x 9'11"

With large window to front, ceiling lighting, two storage cupboards, wall mounted radiator, power points, fitted carpet.

Bedroom 2 – 10'10" x 9'11"

Large picture window to rear, ceiling lighting, built in wardrobe, wall mounted radiator, power points, fitted carpet.

Bedroom 3 – 10'10" x 6'6"

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

Family Bathroom

Comprising a 3 piece suite of square end P-shaped bath with mixer tap and integrated shower over, fully tiled and glazed shower screen, vanity mounted wash hand basin with mixer tap and storage beneath, low level WC with integrated flush, full tiled surround, chromium heated towel rail, insert ceiling downlighting, obscure window to side, wood effect linoleum flooring.

OUTSIDE

Front of the property is approached by tarmacadam driveway supplying off street parking for 2 to 3 vehicles with lawn and shingle flower bed, laurel hedge to front for privacy, close boarded fencing to side.

Rear Garden

With entertaining patio, lawn, raised flower bed, well stocked mature flower beds to either side, children's play area, all retained by close boarded fencing, outside lighting, electric awning and water point can also be found.



DETAILS

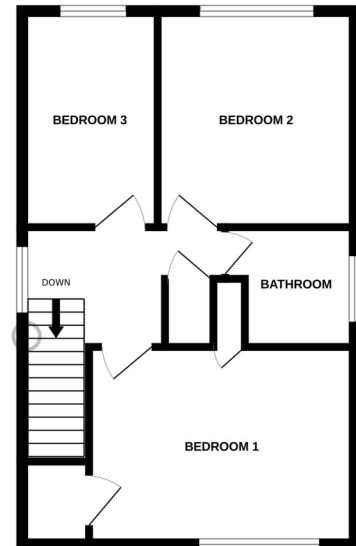
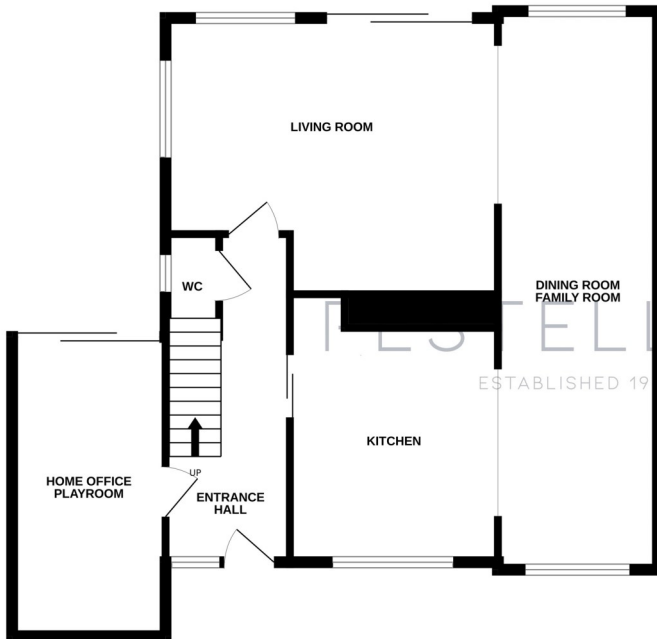
EPC

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | | |
| 55-68 | D | 66 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

FLOOR PLAN

GROUND FLOOR
783 sq.ft. (72.7 sq.m.) approx.

1ST FLOOR
446 sq.ft. (41.4 sq.m.) approx.

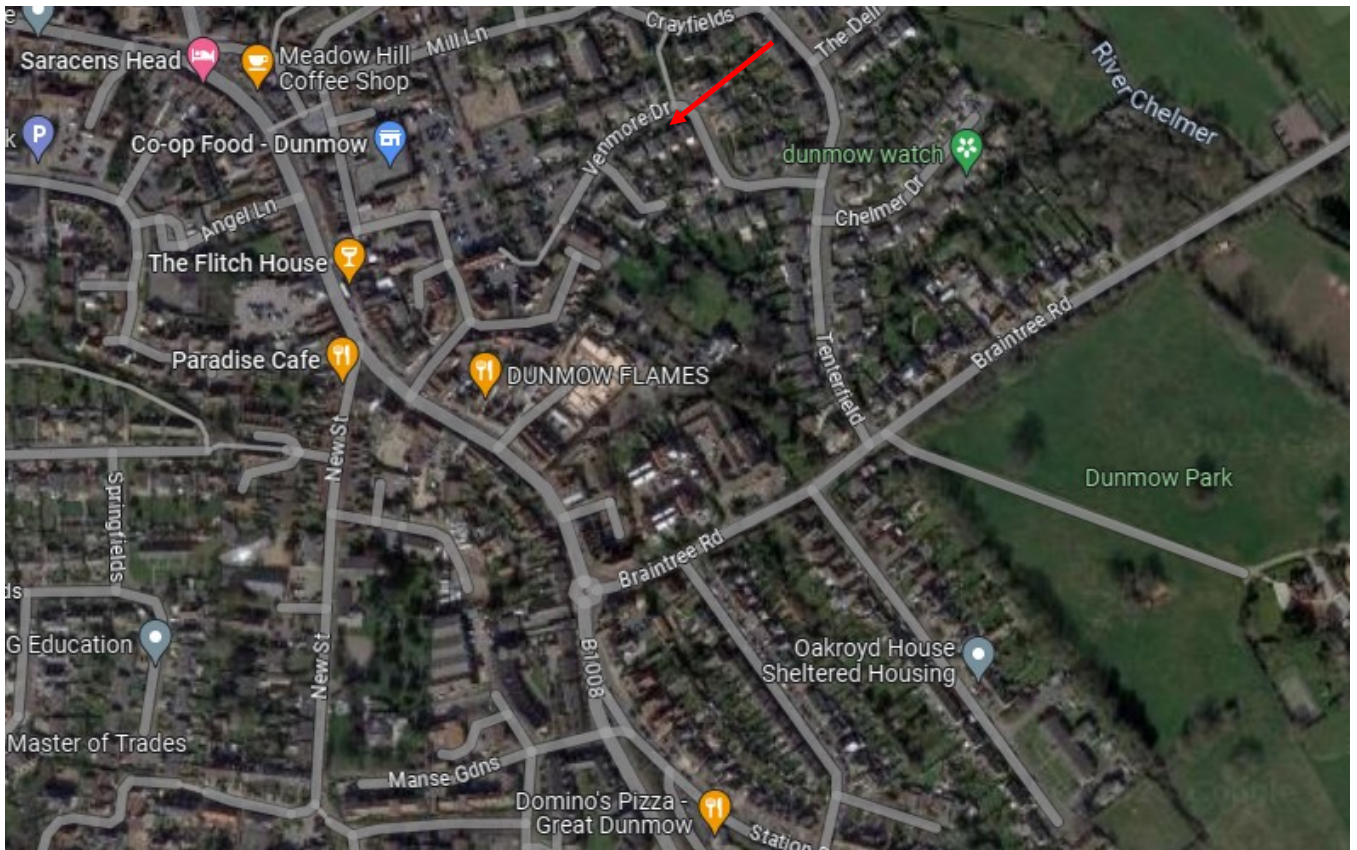


TOTAL FLOOR AREA : 1229 sq.ft. (114.1 sq.m.) approx.

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

Excellent location in an extremely popular location within walking distance to the high street that offers schooling, shopping and recreational facilities. The mainline station at Bishop's Stortford serves London Liverpool Street, Cambridge and Stansted Airport, also the M11 and M25 motorways are only a short drive, giving easy onward access to London and the north.



FULL PROPERTY ADDRESS

17 Venmore Drive, Great Dunmow, Essex
CM6 1HN

COUNCIL TAX BAND

Band D

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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