



White Place, North Hall Road  
CM22 6JD



**ARKWRIGHT & CO**  
RESIDENTIAL & COMMERCIAL AGENTS

# White Place

North Hall Road | Ugley | CM22 6JD

## Guide Price £995,000

- An executive, four-bedroom, four-bathroom detached family home
- Beautifully presented and finished to the highest standard throughout
- Underfloor heating throughout the ground floor
- Stunning principal suite to the first floor
- Attractive plot of 0.25 acres with ample off-road parking, detached double garage and beautiful enclosed garden
- Offered with no upward chain
- EPC: B
- Council Tax Band: TBC

### The Property

An exquisite, four-bedroom, four bathroom detached home built by the current owners with accommodation extending to 2482sqft. The property sits on a good size plot with gardens to the front and rear, detached double garage and just a short distance from local amenities, offered with no upward chain.

### The Setting

North Hall Road is located on the edges of Ugley and Henham, close to the larger village of Stansted Mountfitchet and within easy reach of amenities. There are good transport links by road via the M11 (junction 8) and international travel can be easily accessed via London Stansted airport. Commuter links to London providing fast trains (from 30 minutes) into the City can be found at; Elsenham, Stansted Mountfitchet or Bishop's Stortford. Local shops including Post Office, bakers, butchers and hairdressers can be found close by at both Stansted Mountfitchet and Elsenham. Other nearby facilities include a gym at Mountfitchet Romeera Leisure Centre, tennis club and garden centre. Excellent local schooling is available including Bishop's Stortford College, Hockerill Anglo-European College, Joyce Frankland Academy and Saffron Walden County High School among others. The property is surrounded by many public footpaths and country walks. With a number of excellent local pubs close by, the location offers the best of both worlds.

### The Accommodation

In detail, the property comprises an impressive entrance hall with stairs leading to the first floor and doors to the adjoining rooms. Opening into the superb living area with alcove shelving and bi folding doors leading to the front terrace. A superb media wall with electric fire is a particular feature. The kitchen/ dining room is the hub of the home with a sky lantern and extensive range of eye and base level units with granite worksurface over. The central island/breakfast bar provides additional preparation space with dual bowl undermounted sink. There is space and





plumbing for a fridge/freezer and electric rangemaster with extractor over and integrated dishwasher. Bi folding doors to the side and rear aspect provide an ideal space for indoor/outdoor dining. The utility room has space and plumbing for washing machine and tumble dryer.

The ground floor benefits from three bedrooms. To the left sits bedroom two with window to front and door leading to ensuite. Comprising shower enclosure, W.C and wash hand basin. Bedroom three has a window to rear aspect and door leading to ensuite. Comprising shower enclosure, W.C and wash hand basin. A fourth bedroom has two window to rear aspect and door to the family bathroom, comprising enclosed bath, W.C and wash hand basin. It can also be accessed via the entrance hall.

The first-floor landing is filled with natural light from the french doors with Juliet balcony. The superb principal suite is of generous proportions with the dual aspect bedroom to the right-hand side with a built-in media unit with electric fire. The impressive, four-piece bathroom has a double shower enclosure, freestanding bath, W.C, dual vanity unit and two heated towel rails.



### Outside

The property is accessed via electric double gates with generous off-road parking and lawned area to the right. A detached double garage sits to the right with electric roller doors with light, power and scope to convert to additional living accommodation should it be required.

The generous rear garden is laid predominantly to lawn with a superb outdoor, stone seating areas with granite worktop and built in BBQ, ideal for al fresco dining and outdoor entertaining.

## Services

Mains electric and water are connected. Oil fired central heating. Private drainage via a septic tank.

## Local Authority

Uttlesford District Council

## Council Tax

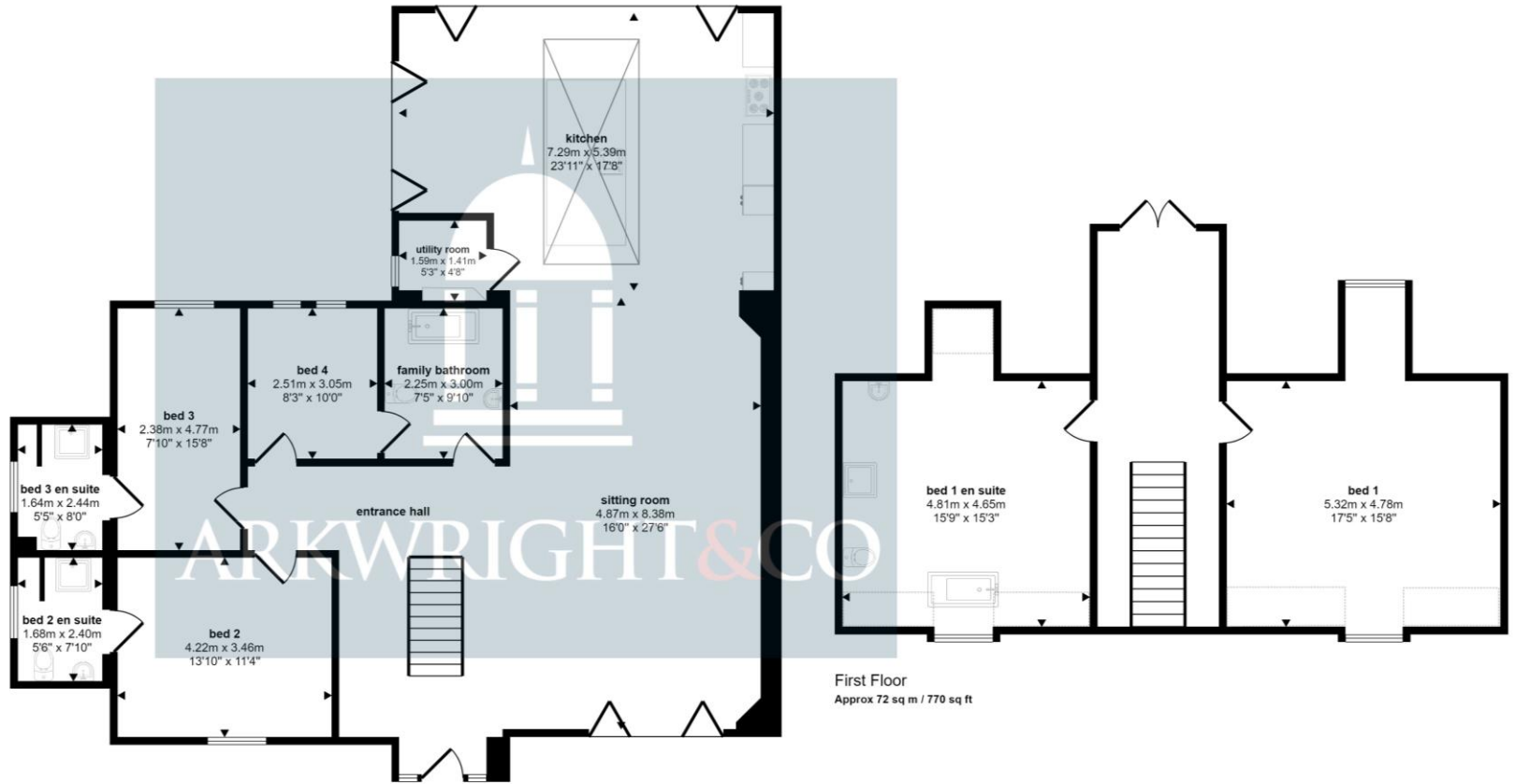
TBC





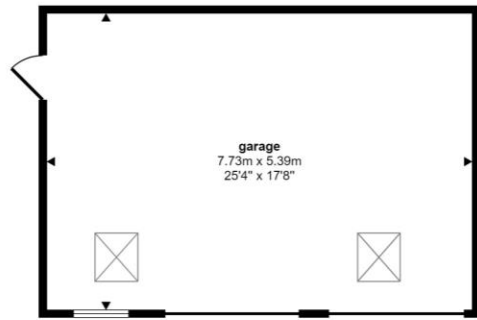


Approx Gross Internal Area  
272 sq m / 2930 sq ft



First Floor  
Approx 72 sq m / 770 sq ft

Ground Floor  
Approx 159 sq m / 1712 sq ft



Garage  
Approx 42 sq m / 448 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



**ARKWRIGHT & CO**  
RESIDENTIAL & COMMERCIAL AGENTS



01799 668600

51 High Street, Saffron Walden Essex, CB10 5AR  
info@arkwrightandco.co.uk  
www.arkwrightandco.co.uk



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS