

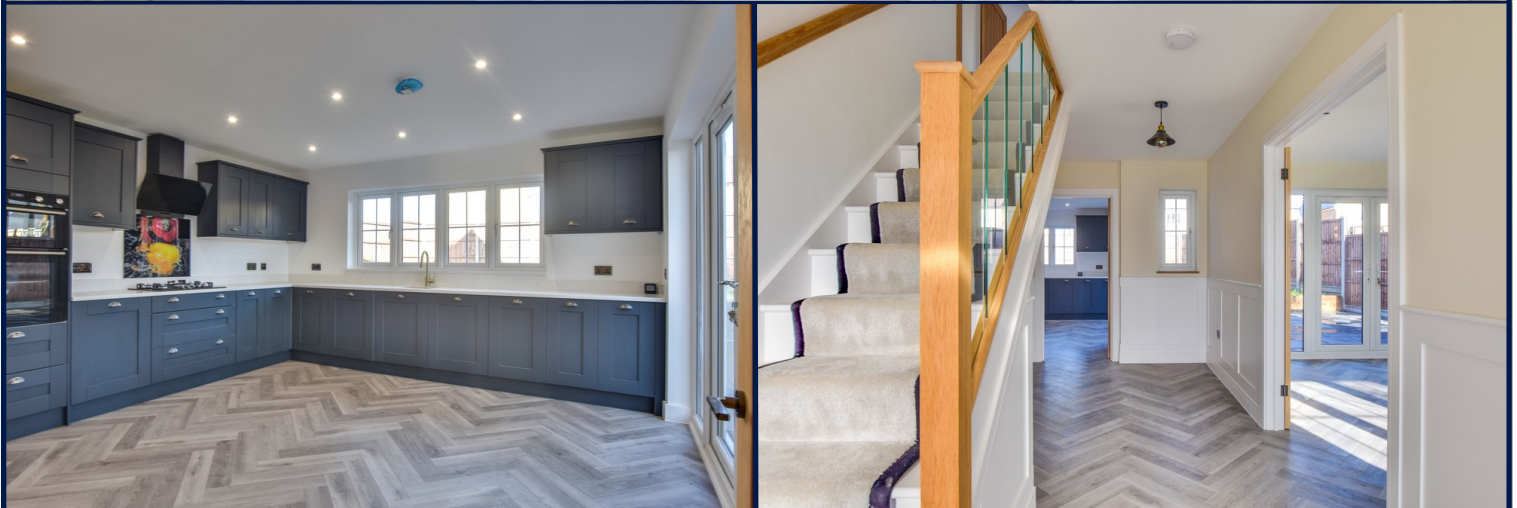


KESTREL GARDENS, GREAT DUNMOW

PRICES FROM – £725,000

- 4 DOUBLE BEDROOM DETACHED NEW BUILD FAMILY HOME
- ENERGY EFFICIENT 93A EPC RATING
- GATED DEVELOPMENT
- KITCHEN DINER WITH UTILITY
- LIVING ROOM WITH FIREPLACE
- FAMILY ROOM/HOME OFFICE
- BEDROOM 1 WITH EN-SUITE AND JULIET BALCONY
- FOUR-PIECE FAMILY BATHROOM
- OFF STREET PARKING FOR FIVE VEHICLES WITH EV-CHARGING POINT
- WALKING DISTANCE TO PRIMARY SCHOOLS & TESCO'S

A 1554 sq ft, highly efficient 4 double bedroom detached new build family home. Located at the end of a gated development this executive home comprises of a welcoming entrance hall with cloakroom leading to a kitchen diner with separate utility room, living room with fireplace, a family room or home office, whilst upstairs offers 4 double bedrooms, a four-piece family bathroom and the principle enjoying an ensuite and Juliet balcony. Externally, the property boasts ample off street parking for at least 5 vehicles, an entertaining terrace and a raised lawn.





With composite panel and obscure glazed front door with obscure sidelights, opening into:

Entrance Hall

With stairs rising to first floor landing with oak and glass balustrade, ceiling lighting, smoke alarm, Herringbone luxury vinyl flooring with underfloor heating, panelled feature walling, power points and doors to rooms.

Cloakroom

Comprising a close coupled WC, vanity mounted wash hand basin with mixer tap and storage beneath, electric vanity mirror above, inset ceiling downlighting, extractor fan, Herringbone luxury vinyl flooring with underfloor heating.

Kitchen Diner 14'2" x 14'1"

Comprising an array of eye and base level cupboards and drawers with complimentary stone work surface and splashback, under sunk brass sink with mixer tap over, five gas ring hob with splashback and contemporary extractor fan above, integrated double oven, integrated fridge-freezer, integrated dishwasher, window to rear and further French doors and sidelights leading out to rear entertaining terrace, inset ceiling downlighting, smoke alarm, array of power points, Herringbone luxury vinyl flooring with underfloor heating, door leading into:

Utility

Comprising an array of storage cupboards with stone work surface and splashback, recess, power and plumbing for washing machine and tumble dryer, cupboard housing wall mounted Worcester boiler, inset ceiling downlighting, uPVC panel and glazed door to side, power points and Herringbone luxury vinyl flooring with underfloor heating.

Living Room 18'1" x 13'0"

Entered by oak and glazed French doors with window to front and further French doors and sidelights leading out to the entertaining terrace, ceiling and wall mounted lighting, feature brick fireplace with stone hearth, TV and power points and Herringbone luxury vinyl flooring with underfloor heating.

Family Room/ Home Office 11'6" x 10'7"

With window to front, ceiling lighting, array of TV and power points, cupboard housing fuse board, fitted carpet with underfloor heating.

First floor landing

With ceiling lighting, smoke alarm, wall mounted radiator, Velux window to rear, power points and fitted carpet, doors to rooms.

Bedroom 1 – 14'2" x 14'2"

With a window to side and Juliet balcony to rear, ceiling lighting, wall mounted radiator, telephone and power points, fitted carpet, door to:

Ensuite

Comprising a fully tiled and glazed shower cubicle with twin head integrated shower, vanity mounted wash hand basin with mixer tap and storage beneath, electric vanity mirror above, close coupled WC, Velux window to rear, inset ceiling downlighting, extractor fan and Herringbone luxury vinyl flooring with underfloor heating.

Bedroom 2 – 17'9" x 9'10"

With two windows to front, ceiling lighting, wall mounted radiators, telephone and power points and fitted carpet.

Bedroom 3 – 11'7" x 9'10"

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

Bedroom 4 – 13'11" x 7'11"

With window to rear, ceiling lighting, access to loft, telephone and power points and fitted carpet.

Family Bathroom

Comprising a four piece suite of a free standing bath with mixer tap and shower attachment over, wall mounted wash hand basin with mixer taps, tiled splashback and storage beneath, close coupled WC, fully tiled and glazed shower cubicle with integrated twin head shower, obscure window to side, inset ceiling downlighting, extractor fan, Victorian style radiator and towel rail, feature panelled surround and Herringbone luxury vinyl flooring with underfloor heating.

OUTSIDE

The property is located at the end of Kestral Gardens, with ample off-street parking for at least five vehicles and with an EV charging point, side gated access to either side of the property and step to storm porch with lighting and entrance door.

Rear Garden

Split into three sections of utility area ideal for storage shed, a raised lawn and a paved patio entertaining area with outside lighting and water points, all retained by close boarded fencing.



DETAILS

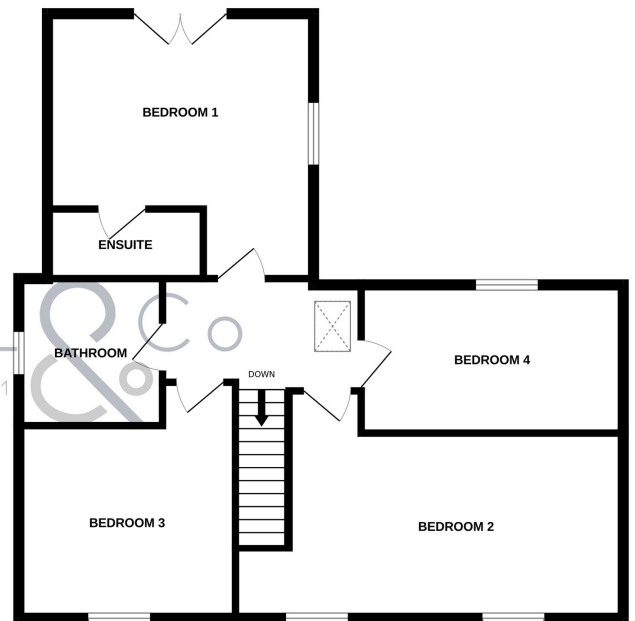
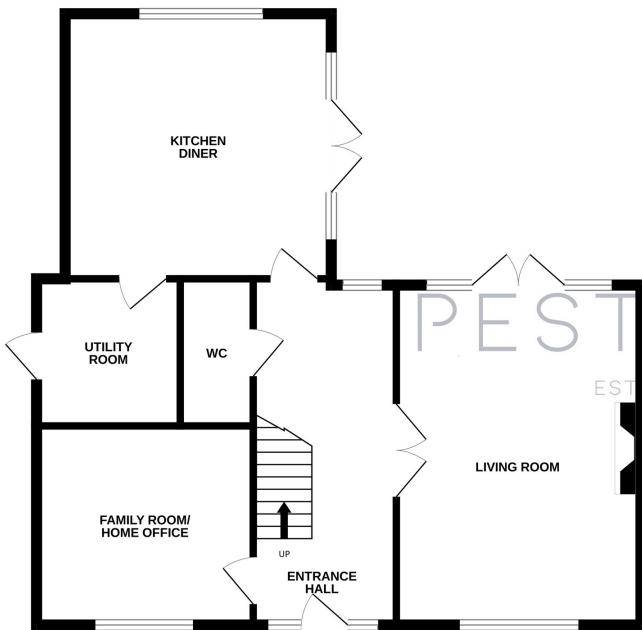
EPC

GRADED AT 93A
GRAPH TO FOLLOW

FLOOR PLAN

GROUND FLOOR
780 sq.ft. (72.4 sq.m.) approx.

1ST FLOOR
774 sq.ft. (71.9 sq.m.) approx.

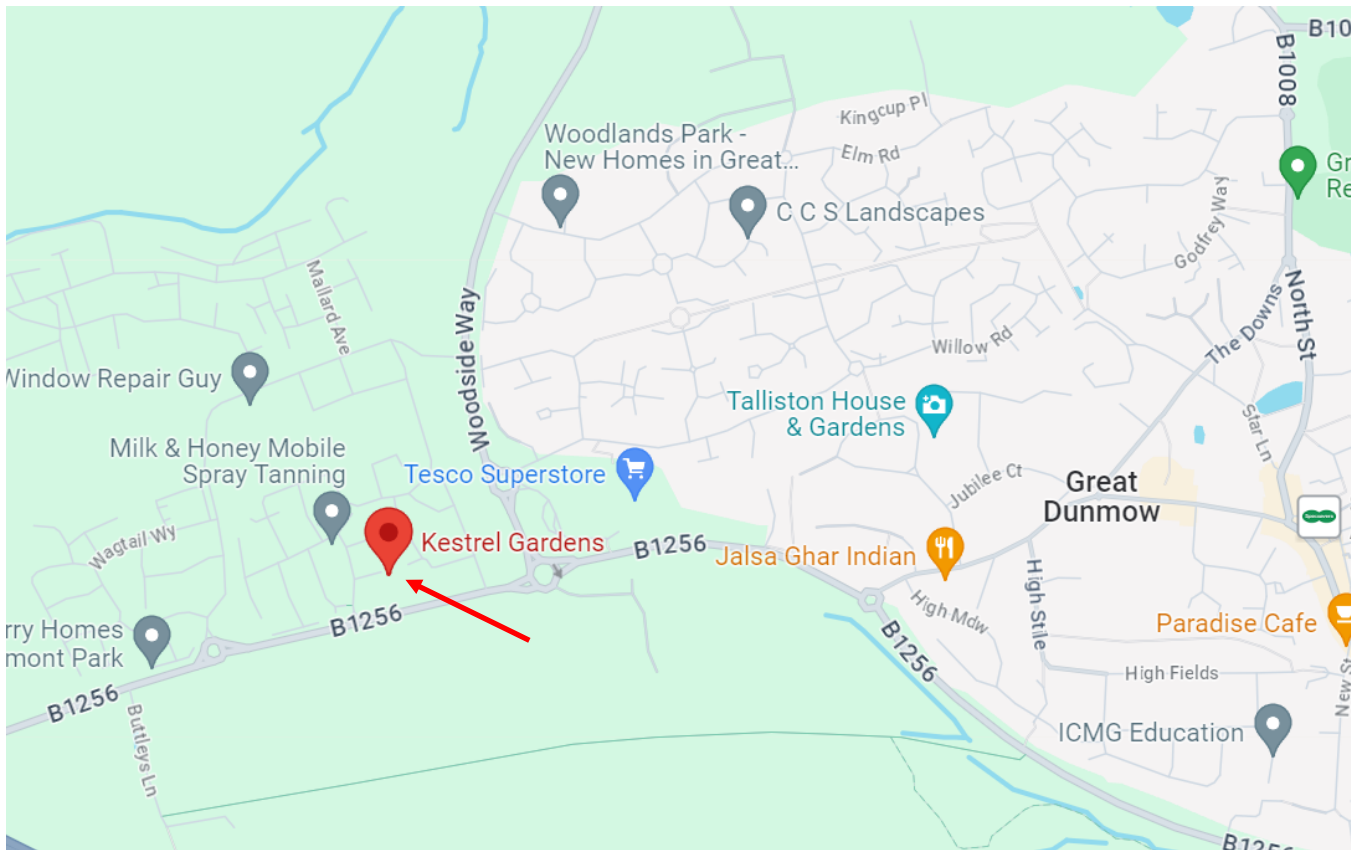


TOTAL FLOOR AREA: 1554 sq.ft. (144.4 sq.m.) approx.

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

Kestrel Gardens, Stortford Road, Great Dunmow,
Essex CM6 1SH

COUNCIL TAX BAND

TBC

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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