



BROOKFIELDS, STEBBING

OFFERS IN EXCESS £900,000

- 5 BEDROOM DETACHED FAMILY HOME
- END OF CUL-DE-SAC LOCATION
- 1/3 ACRE PLOT
- ENTRANCE HALL WITH GALLERIED LANDING
- STUNNING KITCHEN DINER
- HOME OFFICE
- LIVING ROOM & FAMILY ROOM WITH FIREPLACES
- 2 EN-SUITE BEDROOMS
- LARGE REAR GARDEN WITH COUNTRYSIDE VIEWS
- DOUBLE GARAGE WITH EV CHARGER
- OFF STREET PARKING FOR 4 VEHICLES

Located at the end of a cul-de-sac, this fabulous 5 double bedroom family home offers beautifully presented versatile accommodation. Positioned on a 1/3 of an acre with rolling countryside to the rear, the property offers a recently installed kitchen diner with vaulted ceilings and bi-folding doors to the rear, an archway and double sided fireplace leading into the adjacent family room, whilst two further reception rooms complete the ground floor. Upstairs offers a principal bedroom suite with vaulted ceiling and walk-in wardrobe, a second en-suite bedroom and an additional 3 double bedrooms and family bathroom. Externally, enjoying ample off street parking with a detached double garage having an EV charging point, the large rear garden has two entertaining arrears complete with large lawned area and countryside views.





Composite and obscure glazed front door with obscure glazed sidelights opening into:

Entrance Porch

With inset ceiling downlighting, Camaro luxury vinyl tile flooring, oak and glazed door into:

Entrance Hall

With stairs rising to a galleried first floor landing, understairs storage cupboard, wall mounted radiator, ceiling lighting, power points, doors and openings to room.

Cloakroom

Comprising of a close coupled WC, wall mounted wash hand basin with twin taps, tile splashback and storage underneath, ceiling lighting, extractor fan, wall mounted radiator and Camaro luxury vinyl tile flooring.

Kitchen Diner 23'9" x 15'4"

With an array of eye and base level cupboards and drawers, stone worksurfaces, 1 ½ bowl single drainer composite sink unit with hot and filtered water mixer tap, integrated dishwasher, fridge-freezer and washing machine. Wine cooler, double oven, four ring induction hob, walk-in larder with sensor lighting. Windows, French doors and bi-fold doors all to the rear decking, garden and countryside views beyond. Inset ceiling and pendant lighting, Camaro luxury vinyl tile flooring with underfloor heating, array of power points, large opening and double sided wood burner into:

Family Room 20'4" x 12'7"

With French doors and sidelights to both rear and side aspects, further obscure window to front, inset ceiling downlighting, wall mounted radiators, TV and power points, fitted carpet.

Home Office 10'2" x 7'7"

With leaded window to front, ceiling lighting, power points, wall mounted radiator, fitted carpet. Door to:

Living Room 20'0" x 10'6"

With leaded bay window to front, French doors and sidelights to rear leading out to decking and garden beyond, gas fireplace with stone surround and hearth, wall mounted radiator, TV and power points, ceiling lighting and fitted carpet.

Galleried First Floor Landing

With window to front, ceiling lighting, power points, fitted carpet. Access to loft with lighting, boarding, ladder and insulation. Large walk-in airing cupboard with hot water cylinder, water softener and slated shelves, lighting and fitted carpet. Doors to rooms.

Bedroom 1 - 18'0" x 12'7"

Partially vaulted ceiling with large window enjoying far reaching views over the garden and rolling countryside beyond, further window to side, inset ceiling lighting, ceiling mounted speakers, access to loft, wall mounted radiator, TV and power points, fitted carpet, doors to:

Walk-in Wardrobe

With obscure window to front, inset ceiling downlighting, wall mounted radiator, built-in shelving and hanging rail storage, power points and fitted carpet.

En-suite

Comprising a three piece suite of a fully tiled and glazed shower cubicle with integrated twin head shower, close coupled WC, vanity mounted wash hand basin with mixer tap and storage beneath, vanity mirror and lighting above, half tiled surround, chromium heated towel rail, inset ceiling downlighting, extractor fan, ceiling mounted speaker, obscure window to side, tiled flooring with underfloor heating.

Bedroom 2 - 11'6" x 10'9"

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

En-suite

Comprising an oversized fully tiled and glazed shower cubicle with integrated shower, low-level WC with integrated flush, vanity mounted wash hand basin with mixer tap and storage beneath, ceiling lighting, extractor fan, obscure window to front, wall mounted towel rail, full tile surround, wood effect luxury vinyl tile flooring.

Bedroom 3 - 12'0" x 9'1"

With leaded window to rear overlooking garden and countryside views beyond, ceiling lighting, wall mounted radiator, power points, fitted carpet.

Bedroom 4 - 11'8" x 9'1"

With large leaded window to rear overlooking garden and countryside views beyond, ceiling lighting, wall mounted radiators, TV and power points, fitted carpet.

Bedroom 5 - 10'9" x 8'4"

With window to rear overlooking garden and countryside views beyond, 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, low-level WC with integrated flush, vanity mounted wash hand basin with mixer tap and storage beneath, full tiled surround, integrated vanity mirror, obscure window to front, ceiling lighting, wall mounted heated towel rail and wood effect luxury vinyl tile.

OUTSIDE

The front of the property is approached via a block paved driveway supplying off-street parking for at least four vehicles with access to a detached double garage with electric roller shutters and electric charging points, outside lighting with steps lowering down to the front terraced garden laid to low maintenance artificial lawn and paving retained by walling and sleepers. Access to front door and personnel gate leading to;

Large South Facing Rear Garden 135ft x 120ft

Laid primarily to lawn with a raised deck with two areas for entertaining, outside lighting and water can be found, partially retained with close boarded fencing whilst chain link fencing assists with enjoying the far reaching rolling countryside views.



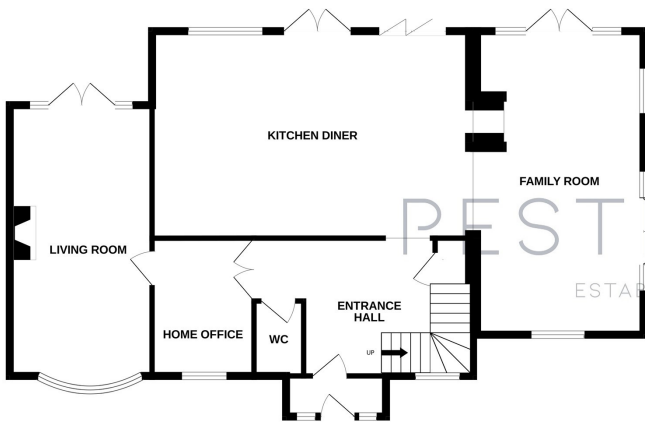
DETAILS

EPC

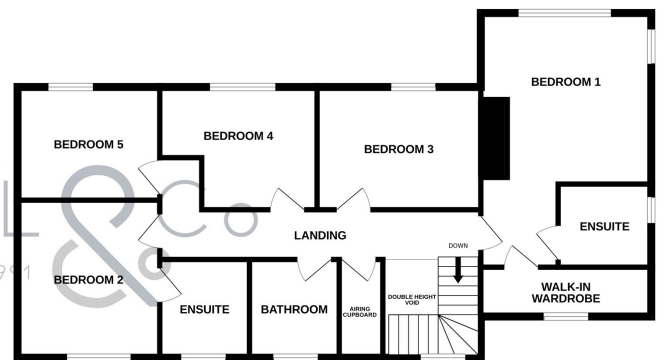
TO FOLLOW

FLOOR PLAN

GROUND FLOOR
1118 sq.ft. (103.9 sq.m.) approx.



1ST FLOOR
956 sq.ft. (88.8 sq.m.) approx.



TOTAL FLOOR AREA : 2074 sq.ft. (192.7 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

Brookfields 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

11 Brookfields, Stebbing, Essex CM6 3SA

COUNCIL TAX BAND

Band F

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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