



LARCH WAY, WOODLANDS PARK

GUIDE PRICE – £500,000

- 3 BEDROOM DETACHED FAMILY HOME
- LIVING ROOM WITH BAY WINDOW AND CONTEMPORARY FIREPLACE
- CONTEMPORARY KITCHEN DINER
- FAMILY ROOM
- HOME OFFICE
- BEDROOM 1 WITH EN-SUITE
- FAMILY BATHROOM
- SOUTH FACING LOW MAINTENANCE LANDSCAPED REAR GARDEN
- OFF STREET PARKING FOR TWO VEHICLES WITH EV CHARGING POINT
- SINGLE GARAGE

We are pleased to offer this three bedroom detached family home on Woodlands Park that is a short walk to local amenities and schooling. Immaculately presented and modernised the ground floor boasts a living room with media wall, contemporary kitchen diner, a family room, home office and cloakroom. Upstairs there are three well proportioned rooms all with built-in wardrobes, and recently installed en-suite to bedroom 1 and family bathroom. The property has a single garage, off-street parking for at least two vehicles with EV charge point, and a low maintenance landscaped south facing rear garden.





With composite panel and obscure glazed front door opening into:

Entrance Hall

With ceiling lighting, smoke alarm, window with shutters to side, wood effect luxury vinyl Karndean flooring, wall mounted radiator, stairs rising to first floor landing, wall mounted Hive thermostat, power points and doors to rooms.

Cloakroom

Comprising a low level WC with integrated flush, vanity mounted wash hand basin with mixer tap and tiled splash back, ceiling lighting, extractor fan, wall mounted towel rail, wood effect luxury vinyl Karndean flooring.

Living Room 13'0" x 12'2" into bay

With bay window and shutters to front, feature media wall with an array of storage that has power within, contemporary electric fireplace, resin wall with tv and power point for wall mounted TV, ceiling lighting, wall mounted radiator, wood effect luxury vinyl Karndean flooring.

Kitchen Diner 24'3" x 8'4"

With an array of eye and base level contemporary units and drawers with complimentary stone work surfaces and feature exposed brick wall, under sunk composite single bowl sink unit with integrated work surface drainer, mixer boiling tap and pot wash tap over, water softener under, five ring gas hob with brick and glazed splash back and extractor above, integrated appliances of double oven, microwave, fridge, freezer, washing machine and dishwasher, windows to rear garden, counter display and inset ceiling down lighting, TV and power points, wood effect luxury vinyl Karndean flooring, vertical wall mounted radiator, large opening into:

Family Room 12'0" x 11'1"

Glazed on three aspects with door to side and further French doors leading to entertaining patio, inset ceiling downlighting, wall mounted radiator, TV and power points, wood effect luxury vinyl Karndean flooring.

Home Office 7'7" x 6'10"

With window and shutters to front, ceiling lighting, under stairs storage cupboard, telephone and power points, wall mounted radiator, wood effect luxury vinyl Karndean flooring.

First Floor Landing

With window to side, smoke alarm, ceiling lighting, fitted carpet, airing cupboard housing hot water cylinder and slatted shelves, access to loft that has lighting, boarding and ladder. Doors to rooms.

Bedroom 1 – 13'3" x 11'5"

With window and shutters to rear, built-in four door wardrobe with sliding doors, shelving and hanging rails, wall mounted radiator, ceiling lighting, TV and power points, fitted carpet and door to;

En-Suite

Comprising a fully tiled and glazed shower cubicle with integrated twin head shower, close coupled WC, vanity mounted wash hand basin with mixer tap over and storage beneath, electric de-misting vanity mirror, extractor fan, ceiling lighting, wall mounted heated towel rail, obscure window to rear, half tiled surround, wood effect luxury vinyl Karndean flooring.

Bedroom 2 – 13'3" x 9'9" into bay

Feature bay window and shutters to front, built-in six door wardrobe with shelving and hanging rails within, ceiling lighting, wall mounted radiator, TV and power points, fitted carpet.

Bedroom 3 – 10'9" x 7'8"

With window and shutters to front, built-in 3 door wardrobe with shelving and hanging rails, ceiling lighting, wall mounted radiator, power points.

Family Bathroom

Comprising a panel enclosed bath with mixer tap and shower attachment, close coupled WC, vanity mounted wash hand basin with mixer tap and mirrored vanity cupboard over, extractor fan, ceiling lighting, wall mounted heated towel rail, obscure window to rear, half tiled surround, wood effect luxury vinyl Karndean flooring.

OUTSIDE

The Front

The front of the property is laid to a low maintenance stone covering with granite paved stepping stone pathways, a block paved and tarmacadam driveway to side supplying off street parking for two vehicles, wall mounted electric point and EV charger, lighting, access to garage and further personnel gate to:

Rear Garden

Split into two sections of porcelain entertaining patio and artificial lawn, retained by contemporary slatted fencing with lighting, decorative flower beds, storage shed with lighting, outside water point, door to:

Garage

With up and over door, eaves storage, wall mounted fuseboard, power and lighting.



DETAILS

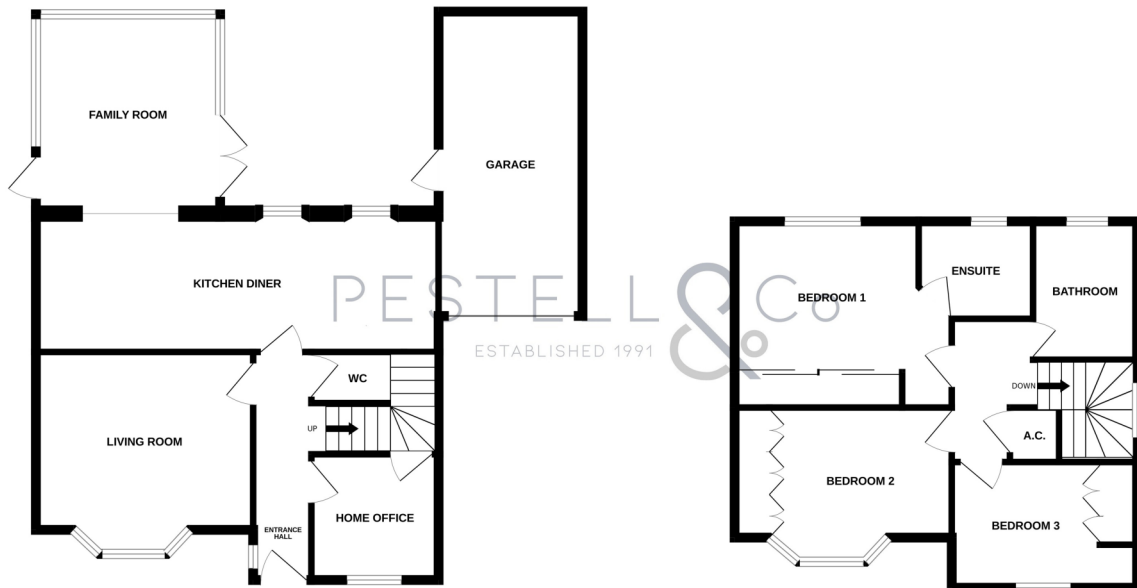
EPC

TO FOLLOW

FLOOR PLAN

GROUND FLOOR
796 sq.ft. (73.9 sq.m.) approx.

1ST FLOOR
504 sq.ft. (46.8 sq.m.) approx.



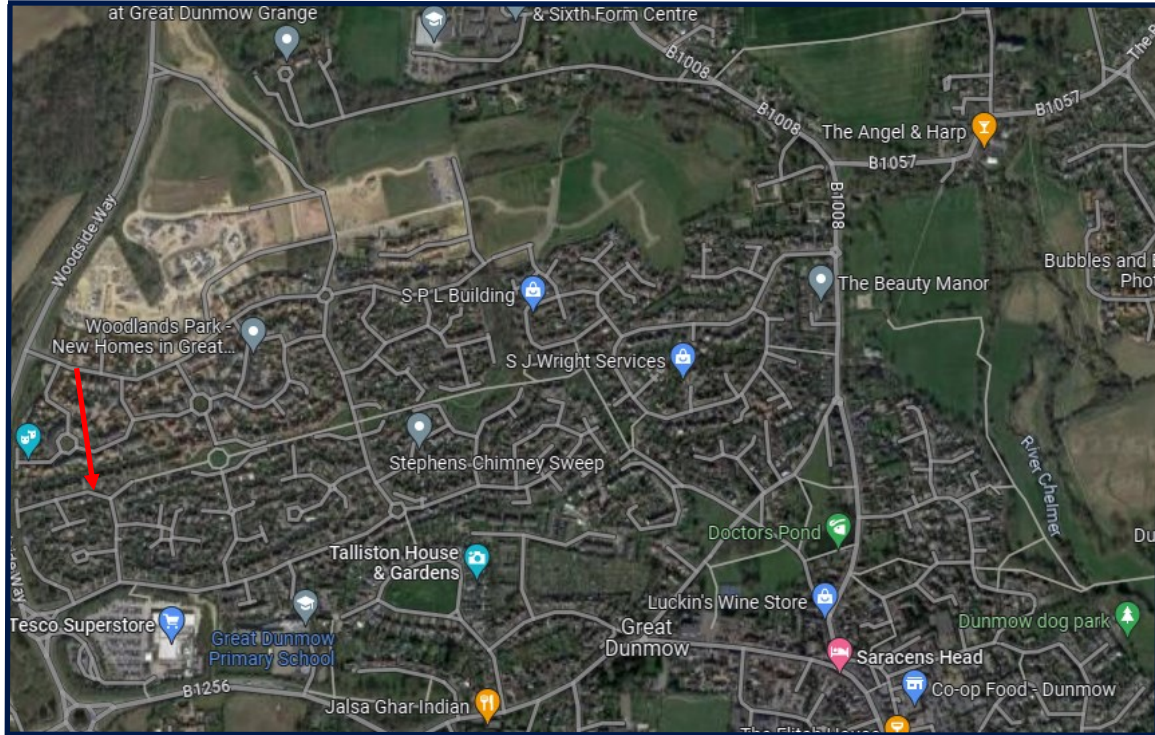
TOTAL FLOOR AREA : 1299 sq.ft. (120.7 sq.m.) approx.

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

Larch Way is well located within Woodlands Park, Great Dunmow, which offers schooling for both Junior and Senior year groups within walking distance, boutique shopping and recreational facilities. Woodlands Park Drive is a short drive away from the mainline railway station at Bishop's Stortford which serves London Liverpool Street, Cambridge and Stansted Airport, also the M11 and M25 motorways are only a short drive via the A120, giving easy onward access to London and the North.

DIRECTIONS



FULL PROPERTY ADDRESS

1 Larch Way, Woodlands Park, Great Dunmow,
Essex CM6 1WN

COUNCIL TAX BAND

Band E

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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