



## GUELDER ROSE, WOODLANDS PARK

GUIDE PRICE – £445,000

- 4 BEDROOM FAMILY HOME
- OPEN PLAN KITCHEN, DINING, FAMILY ROOM
- TV ROOM / PLAYROOM
- BEDROOMS 2 & 3 WITH JACK 'N' JILL EN-SUITE
- BEDROOM 4 / HOME OFFICE
- FAMILY BATHROOM
- WEST FACING REAR ENTERTAINING GARDEN
- OFF STREET PARKING
- SINGLE GARAGE WITH POWER AND LIGHTING

We are pleased to offer this four bedroom family home on Woodlands Park that is a short walk to local amenities and schooling. Immaculately presented and modern the ground floor boasts an open plan kitchen diner family room, TV / playroom and cloakroom. Upstairs there are four bedrooms split over two floors with family bathroom, bedrooms 2 & 3 sharing a Jack 'n' Jill en-suite, whilst bedroom four could also be used as a home office. The property has a single garage with power, off-street parking, and a low maintenance landscaped west facing rear entertaining garden.





Composite panel and glazed front door opening into:

### **Entrance Hall**

With stairs rising to first floor landing and storage cupboard under, ceiling lighting, wall mounted radiator, telephone and power points, tiled flooring, doors to rooms.

### **Cloakroom**

Comprising a close coupled WC, wall mounted wash hand basin with mixer tap and vanity storage, wall mounted radiator, half tiled surround, ceiling lighting, extractor fan, tiled flooring.

### **TV Room / Playroom 10'5" x 8'2"**

With feature media wall including contemporary electric fireplace, sliding sash window to front, wall mounted radiator, wall mounted electric fuseboard, ceiling lighting, power points and fitted carpet.

### **Open Plan Kitchen, Dining & Family Room 19'3" x 14'5"**

With kitchen comprising an array of eye and base level cupboards and drawers with complimentary granite effect work surfaces, tiled splash back, 1  bowl single drainer stainless steel sink unit with mixer tap, four ring stainless steel gas hob with double oven under and stainless steel extractor fan above. Integrated appliances of fridge freezer, dishwasher and washing machine. Inset ceiling down lighting, counter display lighting, wall mounted radiator, TV, telephone and power points, tiled flooring, smoke alarm and extractor fan. Large opening joining to the family area that enjoys a vaulted ceiling with Velux windows and inset ceiling down lighting, French doors and windows to west facing entertaining rear garden, wall mounted radiator, TV and power points, tiled flooring.

### **First floor landing**

With stairs rising to second floor, ceiling lighting, wall mounted radiator, window to front, power points, fitted carpet and doors to rooms.

### **Bedroom 1 – 14'5" x 11'8"**

With two sliding sash windows to rear, ceiling lighting, smoke alarm, wall mounted radiators, built-in wardrobe with sliding doors, shelving and hanging rails, TV and power points, fitted carpet.

### **Bedroom 4 / Home Office - 7'10" x 7'1"**

With sliding sash window to front, ceiling lighting, wall mounted radiators, power points and fitted carpet.

### **Family Bathroom**

Comprising a panel enclosed bath with mixer tap and shower attachment over, close coupled WC, wall mounted wash hand basin with mixer tap and storage beneath, vanity mirror, extractor fan, inset ceiling down lighting, wall mounted chromium heated towel rail, half tiled surround, linoleum flooring.

### **Second floor landing**

With access to loft, ceiling lighting, smoke alarm, wall mounted radiator, power point, fitted carpet, airing cupboard housing pressurised hot water cylinder, wall mounted boiler and slatted selves. Doors to room.

### **Bedroom 2 – 14'5" x 10'11"**

With two sliding sash windows to front, ceiling lighting, wall mounted radiator, TV and power points and fitted carpet. Door to Jack 'n' Jill en-suite.

### **Bedroom 3 – 14'5" x 10'3"**

With two sliding sash windows to rear, ceiling lighting, wall mounted radiator, TV and power points and fitted carpet. Door to Jack 'n' Jill en-suite.

### **Jack 'n' Jill En-Suite**

Comprising a fully tiled and glazed oversized shower cubicle with integrated shower, close couple WC, vanity mounted wash hand basin with mixer tap and storage beneath, half tiled surround, wall mounted chromium heated towel rail, inset ceiling down lighting, extractor fan, vanity mirror, linoleum flooring.

# OUTSIDE

## The Front

The front of the property is laid to lawn with block paved pathway leading to front door. Further block paved shared driveway supplying access to:

## Parking

Comprising an allocated parking space along with a single en-bloc garage that enjoys an up and over door, power, lighting and boarded eaves storage. Personnel gate to:

## West Facing Rear Garden

Approaching 40 ft in length and is laid to low maintenance with two patio areas ideal for entertaining along with an artificial lawn, all retained by close boarded fencing. Outside lighting and water point can also be found.



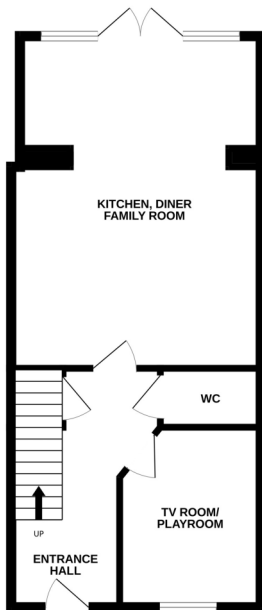
# DETAILS

## EPC

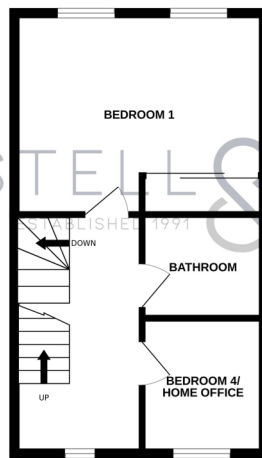
Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		<b>89 B</b>
69-80	<b>C</b>	<b>78 C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## FLOOR PLAN

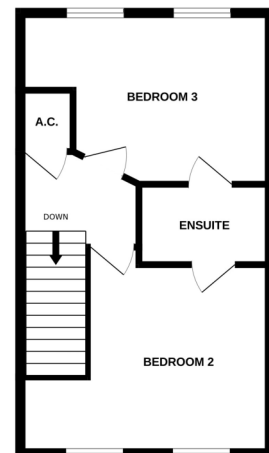
GROUND FLOOR  
470 sq.ft. (43.7 sq.m.) approx.



1ST FLOOR  
368 sq.ft. (34.2 sq.m.) approx.



2ND FLOOR  
368 sq.ft. (34.2 sq.m.) approx.



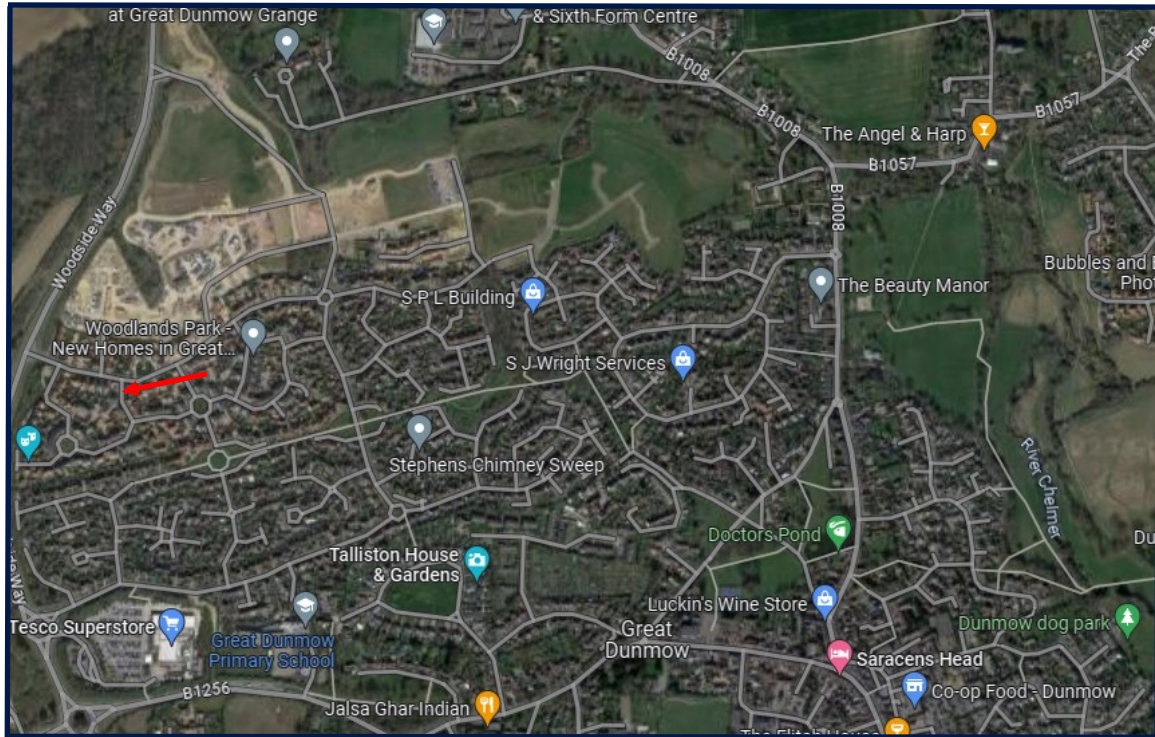
TOTAL FLOOR AREA: 1207 sq.ft. (112.1 sq.m.) approx.

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

Guelder Rose 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

4 Guelder Rose, Woodlands Park,  
Great Dunmow, Essex CM6 1XF

## 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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Do you have a property that you would like to rent but uncertain how to go about it?

Are you a developer looking for an agent to market or value your site?