



## WOODLANDS PARK DRIVE, WOODLANDS PARK

GUIDE PRICE – £695,000

- NHBC AWARD WINNING DEVELOPMENT
- A REGENCY STYLE 3 STOREY 4 BEDROOM DETACHED EXECUTIVE HOME
- TRADITIONALLY BUILT HOUSE
- DECORATIVE PAREX RENDER AND STONEMWORK FEATURES INCLUDING AN IMPRESSIVE CAST STONE PORTICO
- REGENCY STYLE BALCONIES
- PAULA ROSA KITCHEN WITH FITTED APPLIANCES
- ROCA SANITARYWARE THROUGHOUT
- FITTED CARPETS AND WINDOW DRESSINGS
- PATIO AND TURFED GARDENS AND DETACHED GARAGE

The Regency Styled Kestrel is a 4 bedroom 3 storey home. Comprising a generously sized kitchen diner with French doors to rear garden, a versatile family room, utility room and cloakroom on the ground floor. A large triple aspect living room with views over the landscaped crescent, along with a bedroom and four-piece family bathroom on the first floor, whilst the second floor offers three more bedrooms, one with en-suite and an additional family bathroom. This beautiful home with it's impressive Portico entrance also offers a landscaped rear garden, off street block paved parking and a detached garage.





## Ground Floor

### **Kitchen and Diner 24' 5" x 9' 8"**

A thoughtfully designed kitchen diner with a Paula Rosa Manhattan fitted kitchen benefits from quality integrated appliances and a range cooker. Stainless steel sink with mixer tap. Windows to side and front aspects. Tiled flooring with French doors to rear garden.

### **Family Room 12' 5" x 9' 10"**

A dual aspect second reception room with a variety of use options of either home office, child's playroom, formal dining room or TV room. Fitted carpet and power points

### **Utility Room 7' 9" x 5' 8"**

With matching fitted cupboards and worksurface keeping all the laundry appliances in one place. Stainless steel sink with mixer tap, tiled flooring, door to rear garden.

### **Cloakroom 5' 8" x 3' 7"**

Comprising Roca sanitaryware and built-in wash basin storage unit. Obscure window to side. Half tiled surround and tiled floor.

## 1st Floor

### **Living room 24' 5" x 12' 4"**

A triple aspect living room with windows to front and sides along with Juliet balcony to front overlooking the landscaped crescent. Feature quality Stone fireplace with an electric flame effect fire. The room also benefits from TV and CAT 6 cabling points.

### **Bedroom 3 11' 9" x 9' 8"**

With windows to rear aspect, ceiling lighting and fitted carpet.

### **Family Bathroom 11' 9" x 7' 10"**

A four-piece suite with Roca sanitaryware comprising panel enclosed bath with mixer tap and shower attachment. An enclosed shower cubicle with an Aqualisa thermostatic control unit. Wash hand basin with integrated storage cupboard under and touch lit mirror above. Close coupled WC. Chromium heated towel rail. Full tiled surround. Obscure window to rear.

## 2nd Floor

### **Bedroom 1 15' 3" x 12' 4"**

With windows to front aspect, ceiling lighting and fitted carpet. Door to;

### **En-Suite 6' 7" x 5' 7"**

A three-piece suite with Roca sanitaryware comprising an enclosed shower cubicle with an Aqualisa thermostatic control unit. Wash hand basin with integrated storage cupboard under and touch lit mirror above. Close coupled WC. Chromium heated towel rail. Full tiled surround. Obscure window to side.

### **Bedroom 2 11' 8" x 9' 8"**

With window to rear aspect, ceiling lighting and fitted carpet.

### **Bedroom 4 12' 4" x 8' 9"**

With window to rear aspect, ceiling lighting and fitted carpet.

### **Family Bathroom 7' 10" x 7' 10"**

A three-piece suite with Roca sanitaryware comprising panel enclosed bath with mixer tap and shower attachment. Wash hand basin with integrated storage cupboard under and touch lit mirror above. Close coupled WC. Chromium heated towel rail. Full tiled surround. Obscure window to rear.

# OUTSIDE

## Garden, Garage and Parking

The large fully turfed garden with an entertaining patio area, outside lighting and water point, planted tree, close boarded fencing with personnel door into the garage. Block paved driveway for at least two vehicles.



# DETAILS

## EPC

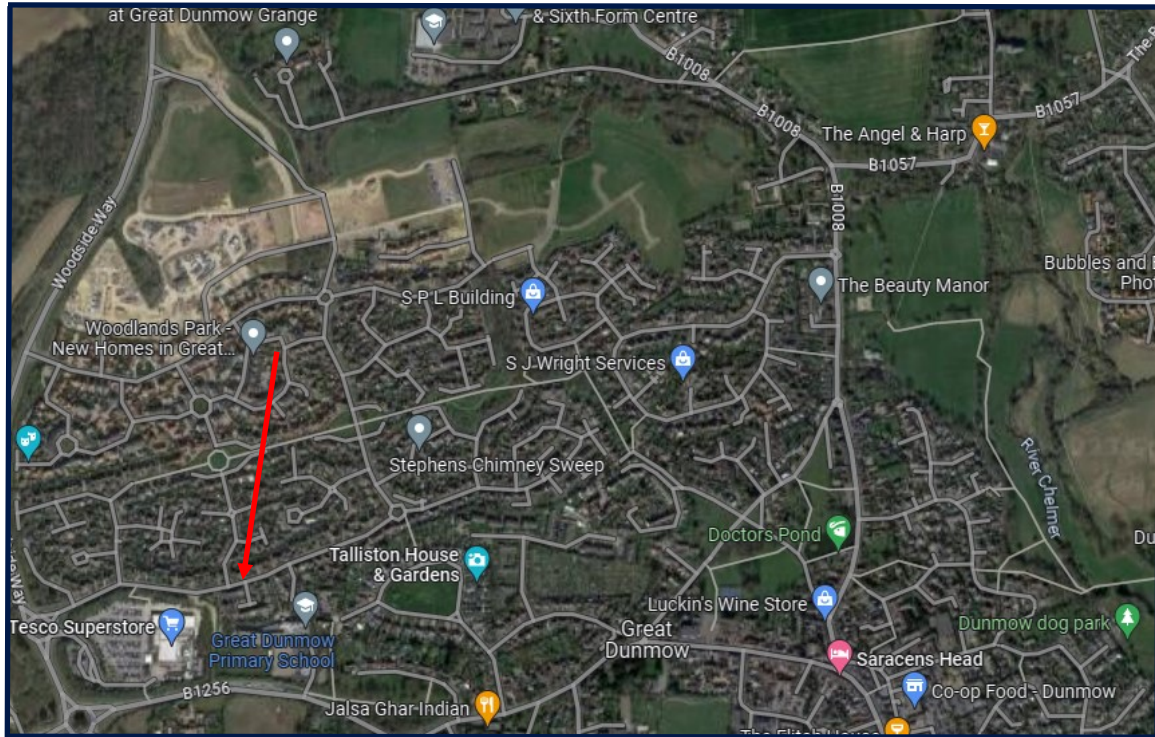
Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## FLOOR PLAN

# GENERAL REMARKS & STIPULATIONS

Woodlands Park, on the edge of Great Dunmow, offers walking distance access to schooling for both Junior and Senior year groups, boutique shopping and recreational facilities. Woodlands Park 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

Plot 19 Kestrel, Woodlands Park Drive,  
Woodlands Park, Great Dunmow, Essex, CM6  
1XZ

## COUNCIL TAX BAND

TBC

## LOCAL AUTHORITY

Uttlesford District Council, London Road, Saffron  
Walden, CB11 4ER

## SERVICES

Gas fired central heating, mains drainage and

**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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