



NURSERY RISE, GREAT DUNMOW

GUIDE PRICE – £775,000

- 5 BEDROOM EXECUTIVE DETACHED HOUSE
- LIVING ROOM WITH FEATURE FIREPLACE
- LARGE KITCHEN & DINER WITH QUARTZ WORKSURFACES
- GROUND FLOOR CLOAKROOM
- PRINCIPLE BEDROOM WITH BUILT-IN STORAGE AND EN-SUITE
- THREE-PIECE FAMILY BATHROOM SUITE
- SECONDARY SHOWER ROOM
- OFF-STREET PARKING FOR 6-8 VEHICLES
- DOUBLE GARAGE
- REAR GARDEN SPLIT INTO A VARIETY OF ENTERTAINING SECTIONS WITH WELL STOCKED FLOWER BEDS

A 5 bedroom executive detached family home with entertaining rear garden. Located at the end of a cul-de-sac and overlooking the green. The ground floor of the property comprises an entrance hall, living room with feature fireplace, a large kitchen diner, ground floor cloakroom, large conservatory, oversized utility/boot room. The first floor accommodation offers 5 bedrooms, principle bedroom with built-in storage and en-suite, a three-piece family bathroom, and a secondary shower room. Externally, the property boasts a double garage, driveway with ample off-street parking for 6-8 vehicles and a west facing rear garden that enjoys a variety of entertaining areas as well as well-stocked shrub and herbaceous flower beds.





With composite timber effect door opening into;

Entrance Hall

With window to front, ceiling lighting, stairs rising to first floor landing with understairs storage cupboard, wall mounted radiator, wood effect luxury vinyl flooring, doors to rooms.

Cloakroom

Comprising a closed coupled WC, vanity mounted wash hand basin with tiled splashback and mixer tap above and storage beneath, wall mounted chromium heated towel rail, obscure window to side, ceiling lighting, tiled flooring.

Living Room 17'11" x 11'10" (5.46m x 3.61m)

A dual aspect room with window to front, French doors to rear entertaining patio and garden beyond, feature gas fireplace with stone surround and hearth, TV, telephone and power points, wall mounted radiators, fitted carpet, ceiling lighting.

Kitchen Diner 17'11" x 14'10" (5.46m x 4.52m)

With windows to front and rear, kitchen area comprising array of eye and base level cupboards and drawers with complimentary quartz worksurface and splashback, 1 1/2 bowl under sunk stainless steel sink unit with worksurface integrated drainer and mixer tap, water softener beneath, 4-ring induction hob with quartz splashback and extractor fan above, recess power and plumbing for large American style fridge-freezer, integrated oven, integrated combination oven with plate warmer drawer, integrated dishwasher, cupboard housing wall mounted gas boiler, inset ceiling lighting, counter display and kickboard lighting, wall mounted radiator, array of power points, tiled flooring and door through to;

Conservatory 19'2" x 11'6" (5.84m x 3.51m)

Glazed on two aspects with Velux windows to ceiling, inset ceiling downlighting, tiled flooring, low level radiator, TV telephone and power points, door through to;

Utility Room

Comprising base level cupboards and stone effect worksurface, single bowl single drainer stainless steel sink unit with mixer tap, recess power and plumbing for both washing machine and tumble dryer, further recess and power for additional fridge-freezer, wall mounted radiator, ceiling lighting, tiled flooring, window and panel and glazed door to rear garden, door to pantry with lighting and tiled flooring, further door to;

Double Garage

With ceiling lighting, wall mounted fuse board, water point within, array of power points, and two up-and-over doors.

First Floor Landing

Ceiling lighting, smoke alarm, window to rear, power points, fitted carpet, two storage cupboards and additional airing cupboard that houses hot water cylinder and slatted shelves, access to loft that is boarded with lighting and ladder, doors to rooms.

Bedroom 1 - 13'4" x 8'10" (4.06m x 2.69m)

With window to front, ceiling lighting, built-in storage with hanging rails and shelving, wall mounted radiator, TV and power points, fitted carpet, door to;

En-suite

Comprising a fully tiled and glazed shower cubicle with twin head integrated shower, low level WC with integrated flush, vanity mounted wash hand basin with storage beneath, mixer tap and tiled splashback, wall mounted chromium heated towel rail, electric shaving point, wall mounted demisting vanity mirror, inset ceiling downlighting, extractor fan, obscure window to front, tiled flooring and half-tiled surround.

Bedroom 2 - 17'7" x 8'10" (5.36m x 2.69m)

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

Bedroom 3 - 10'3" x 8'10" (3.12m x 2.69m)

Built-in 4 door wardrobe with hanging rails and shelving within, further over stairs storage cupboard, window to front, ceiling lighting, wall mounted radiator, TV and power points.

Bedroom 4 - 11'3" x 8'4" (3.43m x 2.54m)

With window overlooking rear garden, ceiling lighting, wall mounted radiator, TV and power points, fitted carpet.

Bedroom 5 - 9'0" x 8'11" (2.74m x 2.72m)

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

Family Bathroom

Comprising a three-piece suite with panel enclosed bath with mixer tap and twin head integrated shower over, tiled and glazed screen, closed couple WC, pedestal wash hand basin with mixer tap, half-tiled surround, chromium heated towel rail, obscure window to rear, electric shaving point, ceiling lighting, extractor fan, tiled flooring.

Secondary Shower Room

Comprising a fully tiled and glazed shower cubicle with integrated twin head shower, vanity mounted wash hand basin with mixer tap and storage beneath, vanity mirror above, closed couple WC, half-tiled surround, chromium heated wall mounted radiator, inset ceiling downlighting, extractor fan, obscure window to rear, tiled flooring.

OUTSIDE

The Front

The front of the property is approached via a large tarmacadam driveway supplying off-street parking for 6-8 vehicles, with Laurel hedging to front, access to front door and access to double garage, with personnel gate leading to;

Rear Garden

Split into a variety of entertaining sections with dining and seating areas, large expanse laid to lawn, mature and well-stocked shrub and herbaceous flower beds, all retained by close boarded fencing, with outside hot and cold water points, power and lighting also.



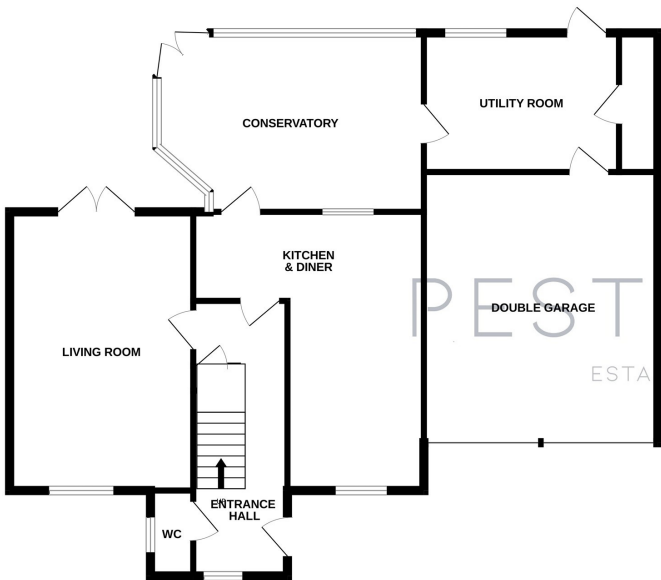
DETAILS

EPC

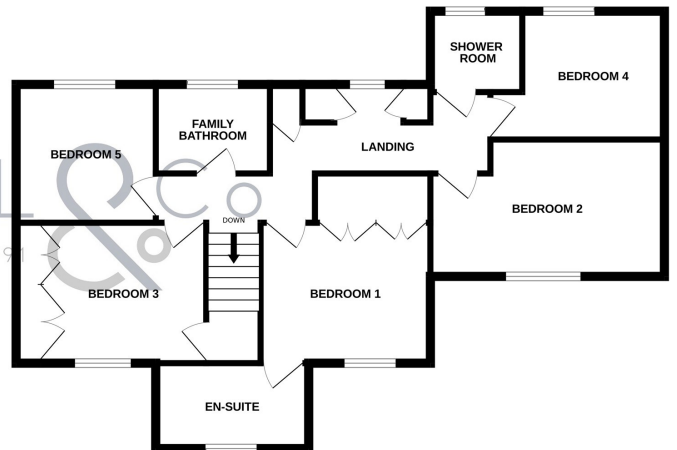
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN

GROUND FLOOR
1106 sq.ft. (102.7 sq.m.) approx.



1ST FLOOR
788 sq.ft. (73.2 sq.m.) approx.



TOTAL FLOOR AREA : 1894 sq.ft. (175.9 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

Nursery Rise is well located within Dunmow, which offers schooling for both Junior and Senior year groups within walking distance, boutique shopping and recreational facilities. Great Dunmow 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

23 Nursery Rise, Great Dunmow, Essex CM6
1XW

SERVICES

Gas fired central heating, mains drainage and
water

COUNCIL TAX BAND

Band F

LOCAL AUTHORITY

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

AGENTS NOTE: We believe that the information supplied in this brochure is accurate as of the date 03/08/2024. 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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Are you a developer looking for an agent to market or value your site?