



## GOODWINS CLOSE, LITTLE CANFIELD

£1,500 PCM

- 2 DOUBLE BEDROOM END-TERRACE HOUSE
- BEDROOM 1 WITH EN-SUITE
- OPEN PLAN KITCHEN LIVING ROOM
- SOLAR PANELLED ASSISTED ELECTRICITY
- OFF-STREET PARKING FOR TWO VEHICLES WITH EV CHARGE POINT
- LANDSCAPED PRIVATE REAR GARDEN
- WALKING DISTANCE TO LOCAL AMMENETIES, SCHOOLING AND BUS STOPS



A great opportunity to acquire this well presented and spacious two double bedroom property on a popular development located in Little Canfield. The property offers large, open plan living and contemporary style kitchen, with master bedroom boasting an en-suite shower room. Externally there is off-street parking for two vehicles with EV charging point and a landscaped rear garden, offering patio, artificial lawn and a hard standing for a shed. The property enjoys solar powered electricity which is a great boost to the annual running costs.







With panel and obscured glazed front door opening into

### **Entrance hall**

Ceiling lighting, smoke alarm, wall mounted radiator, power points, entrance door mat and wood effect laminate flooring, stairs rising to first floor landing, doors to rooms.

### **Cloakroom**

Comprising a low level WC with integrated flush, pedestal wash hand basin with mixer tap and tiled splashback, ceiling lighting, extractor fan, obscure window to front, wall mounted radiator, wood effect laminate flooring.

### **Open plan Living room, dining and kitchen 15' 7" x 13' 7" (4.75m x 4.14m)**

With living room area measuring 15'7" x 13'7", with French doors and side lights leading to rear garden, ceiling lighting, wall mounted radiator, under stairs storage cupboard, array of TV, Telephone and power points, wood effect laminate flooring and large opening into

### **Kitchen area**

Comprising an array of eye and base level cupboards and drawers with complementary stone effect rolled work surface and splashback, four ring stainless steel gas hob with oven under, glazed splashback and extractor fan above, recess power and plumbing for washing machine, one and a half bowl single drainer stainless steel sink unit with mixer tap, integrated dishwasher, fridge and freezer. Cupboard housing a Worcester boiler, water softener located under the sink, window to front, inset ceiling downlighting, extractor fan, smoke alarm, wall mounted radiator, array of power points and a continuation of the wood effect flooring.

### **First Floor landing**

Ceiling lighting, smoke alarm, wall mounted radiator, electric points, fitted carpet, doors to rooms and access to loft with partial boarding and loft light.

### **Bedroom 1 – 11'9" (max) x 9'8" (max) (3.58m x 2.44m)**

With window to front, ceiling lighting, built in double wardrobe with sliding doors, hanging rails and shelving, wall mounted radiator, TV and power points, fitted carpet, door to

### **Ensuite**

With an Aqua board glazed corner shower cubicle with integrated twin head shower, low level WC with integrated flush, wall mounted wash hand basin, wall mounted towel rail, half tiled surround, electric shaving point, inset ceiling downlighting, extractor fan and obscure window to front.

### **Bedroom 2 – 13'8" (max) x 9'3" (max) (4.17m x 2.82m)**

With window overlooking rear garden, ceiling lighting, wall mounted radiator, power points, fitted carpet, built-in triple wardrobe and airing cupboard housing pressurised hot water cylinder,

### **Family Bathroom**

Comprising a 3 piece suite of panel enclosed bath with mixer tap and shower attachment over, half tiled surround, low level WC with integrated flush, pedestal wash hand basin with mixer tap, wall mounted heated towel rail, electric shaving point, inset ceiling downlighting, extractor fan, vinyl flooring.



# OUTSIDE

## The Front

The front of the property is beautifully nestled into the corner of the cul-de-sac, with a shared block paved driveway, supplying designated tandem length twin parking. There is a personnel gate to side that leads through to;

## Rear Garden

The rear garden is split into patio and low maintenance artificial grass, all retained by close boarded fencing, outside lighting and water point can be found.



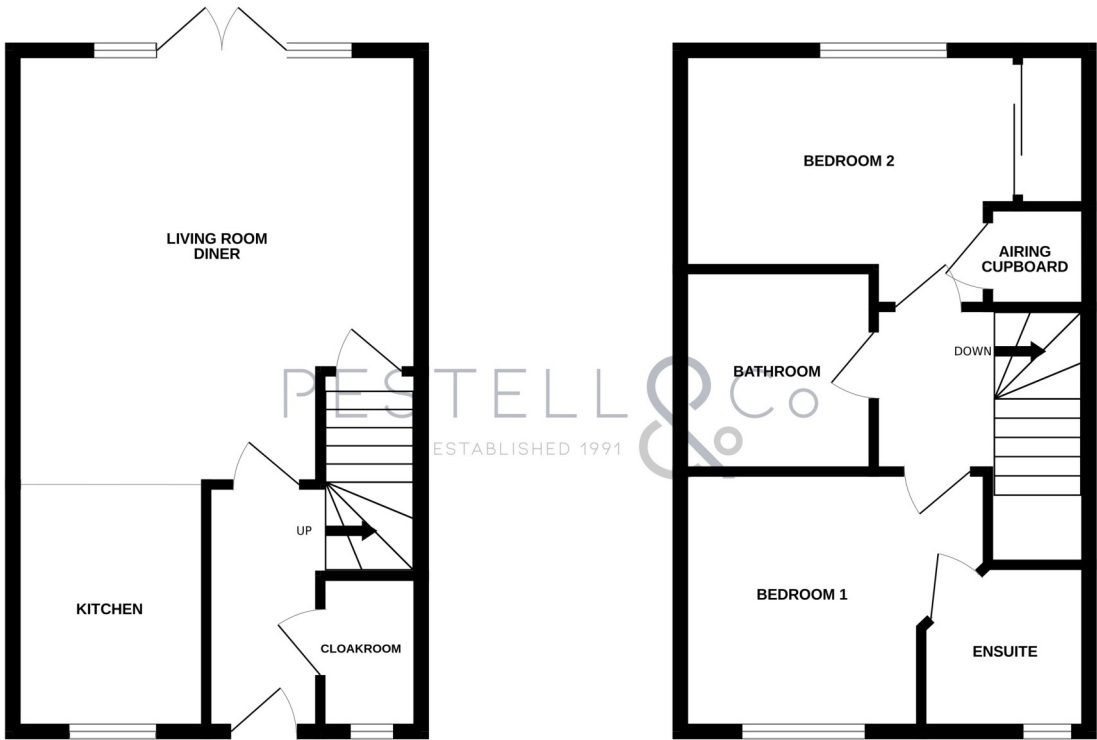


# DETAILS

## EPC

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

## FLOOR PLAN

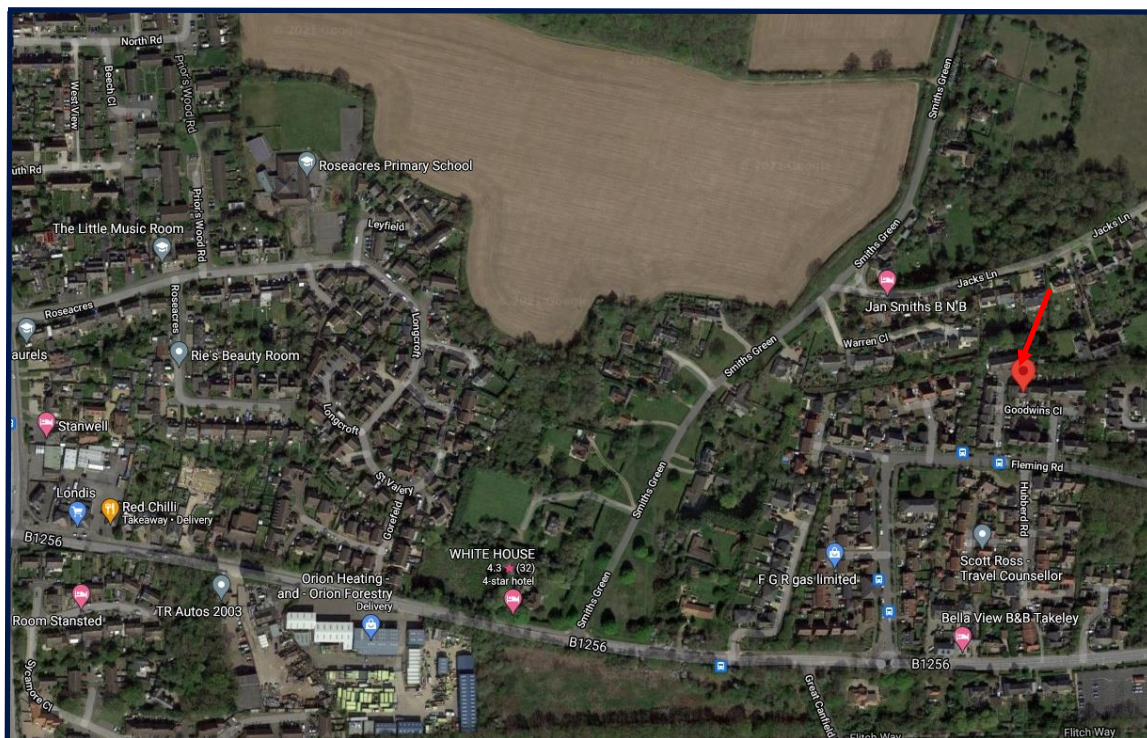


TOTAL FLOOR AREA : 801 sq.ft. (74.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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

**Goodwins Close** is situated in Little Canfield between Great Dunmow and Bishop's Stortford that offers Takeley Primary School, nursery and community hall. Further schooling and facilities are available in the nearby towns as well as public houses and restaurants. The nearby A120 bypass supplies quick and easy access to M11/M25 at the Bishop's Stortford junction which of course benefits from London Stansted International Airport that also supplies mainline railway links to London Liverpool Street Station.

## DIRECTIONS



## FULL PROPERTY ADDRESS

2 Goodwins Close, Little Canfield, Dunmow,  
Essex CM6 1SQ

## COUNCIL TAX BAND

Band C

## SERVICES

Mains and solar panel electricity, gas fired central  
heating, water and drainage

## 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.

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