



NORWOOD END, FYFIELD

GUIDE PRICE: £ 2500 PCM

- AVAILABLE IMMEDIATELY - UNFURNISHED
- 3 BEDROOM NEW BUILD DETACHED FAMILY HOME
- LARGE LIVING & DINING ROOM
- INTEGRATED KITCHEN
- UNDERFLOOR HEATING THROUGHOUT
- GROUND FLOOR CLOAKROOM
- GROUND FLOOR BEDROOM 1 / 2ND RECEPTION ROOM
- BEDROOM 1 WITH EN-SUITE
- TARMACADAM DRIVEWAY SUPPLYING 2 OFF-STREET PARKING SPACES
- LARGE L-SHAPED GARDEN WITH ENTERTAINING PATIO

We are pleased to offer this brand new three bedroom detached family home with underfloor heating throughout and comprising a large living & dining room with bi-folding doors to rear patio and garden, a kitchen with integrated appliances, downstairs cloakroom and ground floor principal bedroom with en-suite. The first floor consists of 2 more large bedrooms with architectural windows and a three-piece family bathroom. The front of the property is approached via a tarmacadam driveway, supplying off-street parking for 2 vehicles. The large 'L' shaped rear garden enjoys an entertaining patio, lawn and newly planted ornate trees





With composite front door with obscure glazed side light opening into;

Entrance Hall

With oak and glazed staircase with fitted carpet turning to first floor landing, window to front and side, understairs storage cupboard housing underfloor heating manifold, wall mounted fuseboard and telephone point, wood effect laminate flooring, doors and openings to rooms.

Cloakroom

Comprising a low level WC with integrated flush, vanity mounted wash hand basin with mixer tap, half-tiled surround, inset ceiling downlighting, extractor fan, tiled flooring.

Living Room Diner 21'5" x 15'9"

With window to side, bi-folding doors to rear patio, garden and farmland views beyond, wood burning stove with stone surround and hearth, wood effect laminate flooring with underfloor heating, inset ceiling downlighting, TV, telephone and power points, large opening through to;

Kitchen

Comprising an array of eye and base level cupboards and drawers with complimentary stone work surface and splashbacks, under sunk 1 1/2 bowl porcelain sink unit with mixer tap over and work surface integrated drainer, integrated appliances of fridge, freezer, oven, washing machine and dishwasher, inset ceiling downlighting, window to side, bi-folding doors to rear patio, garden and farmland views beyond, array of power points, wood effect laminate flooring with underfloor heating.

Bedroom 1 – 19'1" into bay x 15'9"

With large bay window to front, further window to side, inset ceiling downlighting, TV, telephone and power points, wood effect flooring with under floor heating, built-in double wardrobe with sliding doors, shelving and hanging rails within, 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 mixer tap, half-tiled surround, inset ceiling downlighting, extractor fan, tiled flooring with underfloor heating.

First Floor Landing

With Velux window to front, inset ceiling downlighting, fitted carpet with underfloor heating, obscure window to side, doors to rooms.

Bedroom 2 – 25'4" x 9'6"

A vaulted room with feature window to front, Velux windows to both side aspects, inset ceiling downlighting, TV, telephone and power points, fitted carpet with underfloor heating, built-in wardrobe with shelving and hanging rail.

Bedroom 3 – 12'5" x 9'6"

With fantastic architectural glazed wall with far reaching farmland and countryside views, built-in wardrobe with hanging rails and shelving, further Velux window to side, inset ceiling downlighting, TV, telephone and power points, fitted carpet with underfloor heating, door to underfloor heating manifold.

Family Bathroom

Comprising a three-piece suite of panel enclosed bath with mixer tap and shower attachment, close coupled WC, vanity mounted wash hand basin with mixer tap, feature vanity mirror, Velux window to rear, inset ceiling downlighting, extractor fan, half-tiled surround, tiled flooring with underfloor heating.

OUTSIDE

The Front

The front of the property is approached via a tarmacadam driveway supplying access to 3 bespoke newly built properties, at the end of the driveway the property enjoys 2 off-street parking spaces with paved pathway to front door and personnel gate leading to;

Rear Garden

A large 'L' shaped garden with large entertaining patio and remaining garden laid to lawn, all retained by close boarded fencing with laurel hedging and newly planted ornate trees, outside lighting and water points can also be found.



DETAILS

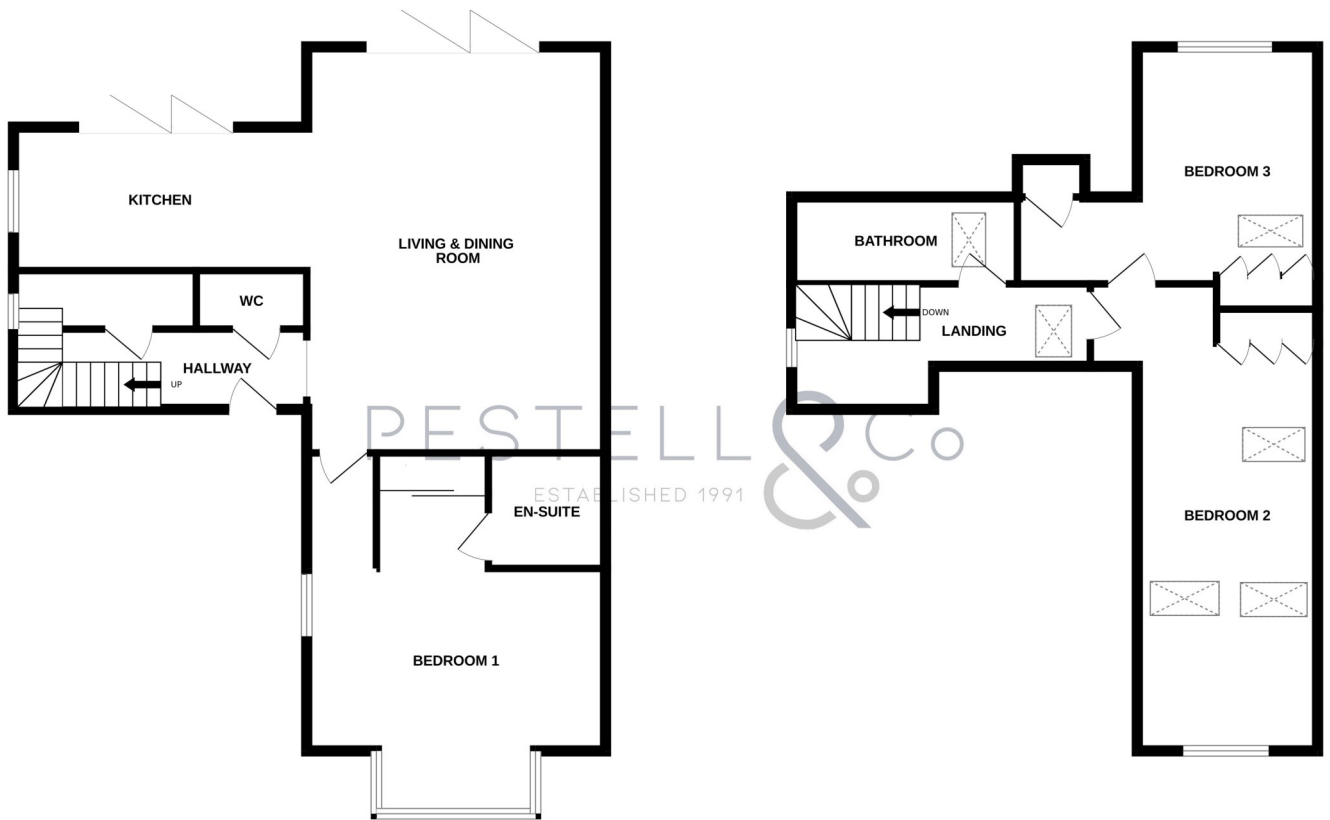
EPC

TBC

FLOOR PLAN

GROUND FLOOR
844 sq.ft. (78.5 sq.m.) approx.

1ST FLOOR
541 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA : 1385 sq.ft. (128.7 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

Norwood is located within the rural setting of Fyfield that is just a short distance to Ongar town centre which offers shopping, eateries and recreational facilities as well as being just a short walk to both local primary and secondary schooling. Transport links include the near by London Underground train station at Epping which supplies direct railway links to London Liverpool Street Station. Close by is the A414 giving quick and easy access to the M11/M25.

DIRECTIONS



FULL PROPERTY ADDRESS

3 Norwood End, Fyfield, Ongar, Essex, CM5 0RJ

COUNCIL TAX BAND

TBC

SERVICES

Mains electric, air source fired central heating, mains water and private 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.

PESTELL & Co

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