



## WOODLANDS PARK DRIVE, WOODLANDS PARK

GUIDE PRICE – £490,000

- NHBC AWARD WINNING DEVELOPMENT
- 3 STOREY 3 BEDROOM SEMI-DETACHED HOME
- TRADITIONALLY BUILT HOME WITH UNIQUE CHARACTER ARCHITECTURAL DETAILING
- BURBIDGE KITCHEN WITH FITTED APPLIANCES AND SILESTONE QUARTZ WORKTOPS
- ROCA SANITARYWARE THROUGHOUT
- INTERNAL DETAILING SUCH AS ORNATE COVING, CEILING ROSES & ARCHITRAVE ROSETTES
- FITTED CARPETS AND WINDOW DRESSINGS
- CAR CHARGER READY SINGLE GARAGE AND BLOCK PAVED DRIVEWAY
- INTEGRATED PV ELECTRICITY GENERATING ROOF MODULES
- PATIO AND TURFED GARDENS
-

The Mallard is a three bedroom traditional built semi-detached home with accommodation over three floors. Every home on this phase also has photovoltaic array (PV panels) to help keep those electricity bills low and a dedicated electricity supply point is ready for your chosen car charger. The large living room diner benefits from having bi-folding doors to the rear garden, whilst the Burbidge kitchen enjoys integrated appliances and silestone work surfaces. There is an en-suite to bedroom 1 and a well-appointed family bathroom both with Roca sanitaryware. A decorative entrance porch and high quality cast stone window cills and lintels provides characterful features to this house type. Externally, Plot 400 offers off street parking, a single garage and a rear garden with entertaining patio and turfed lawn.







## Ground Floor

### **Kitchen 2.95m x 2.82m (9' 8" x 9' 3")**

A thoughtfully designed Burbidge fitted kitchen that benefits from an integrated Bosch double oven and silestone worksurfaces with tiled splashback. Stainless steel sink with mixer tap. Tiled flooring and window to front aspect.

### **Living Room Diner 5.03m x 4.88m (16' 6" x 16' 0")**

Bi-folding doors and window to rear garden, further window to side. Fitted carpet, TV and CAT 6 cabling points. There is also a useful storage cupboard.

### **Cloakroom 1.77m x 1.07m (5' 10" x 3'6")**

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

## 1st Floor

### **Bedroom 1 5.03m x 3.31m (16'6" x 10'10")**

With windows to rear aspect, ceiling lighting, fitted carpet, door to:

### **Ensuite 2.94m x 1.42m (9'8" x 4'8")**

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. Half tiled surround. Obscure window to side.

### **Study 2.94m x 2.50m (9' 8" x 8' 2")**

With window to front aspect, ceiling lighting, fitted carpet.

## 2nd Floor

### **Bedroom 2 5.03m x 3.84m (16'6" x 12'7")**

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

### **Bedroom 3 3.52m x 2.27m (11'7" x 7'5")**

With window to front aspect, ceiling lighting, fitted carpet.

### **Family Bathroom 2.65m x 1.93m (8'8" x 6'4")**

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. Half tiled surround. Obscure window to front.



# OUTSIDE

## Garden, Garage and Parking

The large wraparound garden is fully turfed (with trees planted to the garden boundary fence). There is also a patio area laid to the rear aspect of the dwelling and a path leading to the garden gate. The block paved driveway leads to a Single garage with power and personnel door into the rear garden.



# DETAILS

## EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

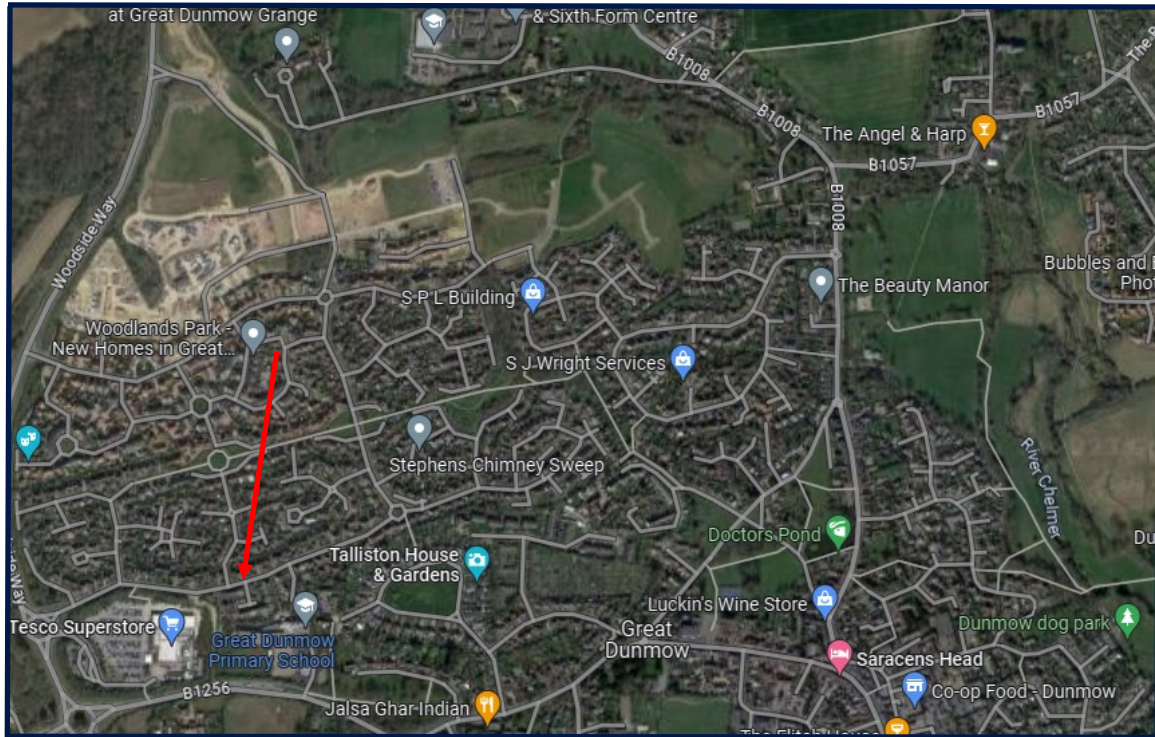
## FLOOR PLAN



# 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

The Mallard, Woodlands Park Drive, Woodlands Park, Great Dunmow, Essex CM6 1XZ

## COUNCIL TAX BAND

TBC

## SERVICES

Gas fired central heating, mains drainage and water

## LOCAL AUTHORITY

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

**AGENTS NOTE:** We believe the information supplied in this brochure is accurate as of the date 18/11/2024. 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

ESTABLISHED 1991

ESTABLISHING OURSELVES AS LEADING LOCAL AGENTS FOR OVER 33 YEARS!



WE HAVE IT COVERED, DON'T HESITATE TO CONTACT ONE OF OUR EXPERIENCED TEAM FOR FURTHER INFORMATION!

Would you like a free home valuation?

Interested in Land acquisition?

Want to change agent and get your property sold?

Do you have a commercial property to sell or let?

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?