



11 Gill Edge

Stansted Mountfitchet, Essex









## 11 Gill Edge

Stansted Mountfitchet, Essex

Nestled in a sought-after cul-de-sac in Stansted Mountfitchet, **11 Gill Edge** is an impressive and thoughtfully designed five-bedroom family home. Built in 2013, this property has been meticulously maintained and upgraded, blending modern features with elegant style. Boasting a self-contained annexe, landscaped gardens, and a wealth of state-of-the-art amenities, this is the perfect home for modern family living.

### Main House

The main house features a spacious and versatile layout, thoughtfully designed for family life and entertaining. The ground floor includes a welcoming entrance hall leading to a stunning open-plan kitchen/dining room. The kitchen is a chef's dream, featuring a boiling water tap, integrated appliances, a water softener, and water filters. The sleek, modern design flows seamlessly into the garden room, which was added in 2019. This room is filled with natural light and offers direct access to the landscaped garden through an impressive set of bi-folding doors.

The sitting room provides a cosy retreat, featuring a log-burning stove and an elegant design that opens up to the rear patio. Additionally, a separate study on the ground floor is perfect for remote work, equipped with Cat5 cables and satellite connections throughout the home.

Upstairs, you'll find four generously sized bedrooms, including a luxurious master suite with an en-suite bathroom. Each room benefits from new flooring and ample storage, while ceiling speakers add a touch of sophistication to key areas. A modern family bathroom with a jacuzzi bath completes the first-floor accommodation.







### **Self-Contained Annexe**

Built in 2016, the annexe is a fantastic addition, offering flexibility for multi-generational living or guest accommodation. With its own entrance, it features a well-equipped kitchen/sitting room with a built-in dishwasher, washer/dryer, and combi oven. A spacious bedroom with an en-suite ensures complete privacy and comfort. There is also a gated patio area to create a level of its own privacy.

### **Exterior**

The outdoor spaces of 11 Gill Edge are truly exceptional. The garden was beautifully landscaped in 2017 to create a serene and functional space. A south-facing decking area with an electric awning provides a perfect spot for al fresco dining and relaxation. The garden also features an external hot water shower, ideal for active families or rinsing off after gardening, and an external irrigation system to keep the plants lush and vibrant.

The electric garage door provides secure parking and storage, while the driveway offers additional space for vehicles.

### **Modern Conveniences**

This home is packed with modern technology and features to enhance your lifestyle. The Evohome heating system allows remote control of heating zones in every room, ensuring optimal comfort and energy efficiency. Cat5, satellite, and TV cables are installed in all rooms for seamless connectivity, while ceiling speakers create a high-quality audio experience.

### **Agents Note:**

Tenure: Freehold

EPC Band C

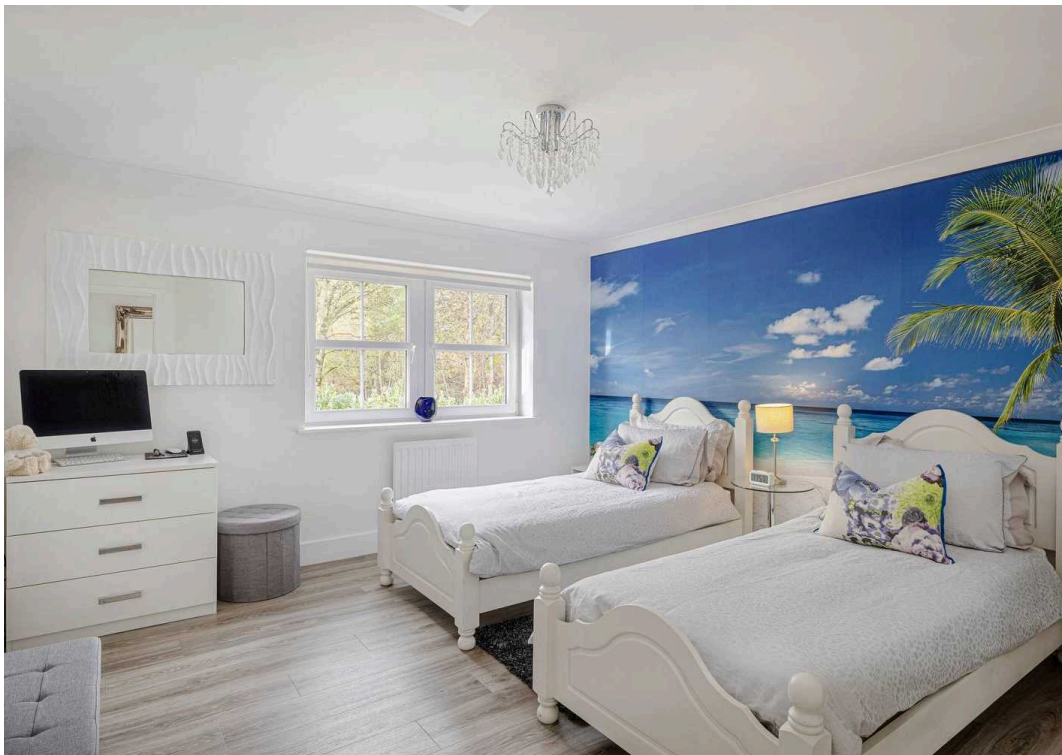
House: Uttlesford District Council - Tax Band F - £3,131.29pa

Annexe: Uttlesford District Council - Tax Band A - £1,445.22pa (This can be a £0 rate under certain circumstance, please enquire to know more)

All Main Services Connected

Mobile Coverage: Good Coverage From All Major Networks (Ofcom)

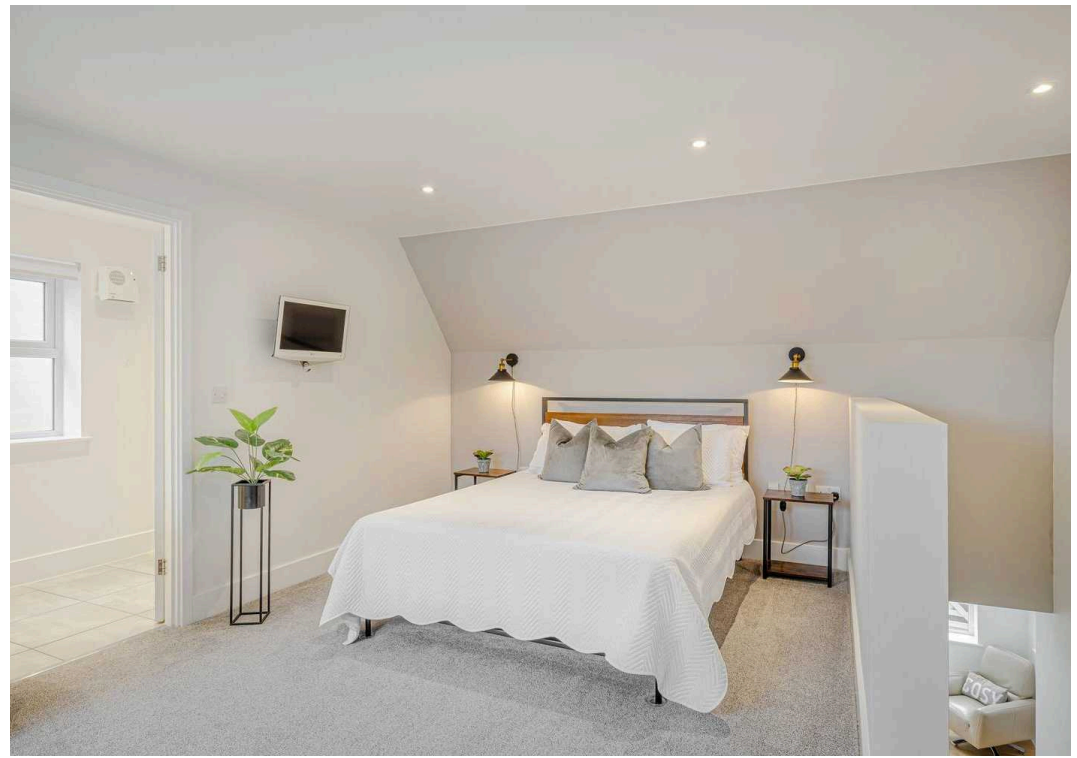
Broadband Coverage: Ultrafast Available, 1,000 Mbps (Ofcom)











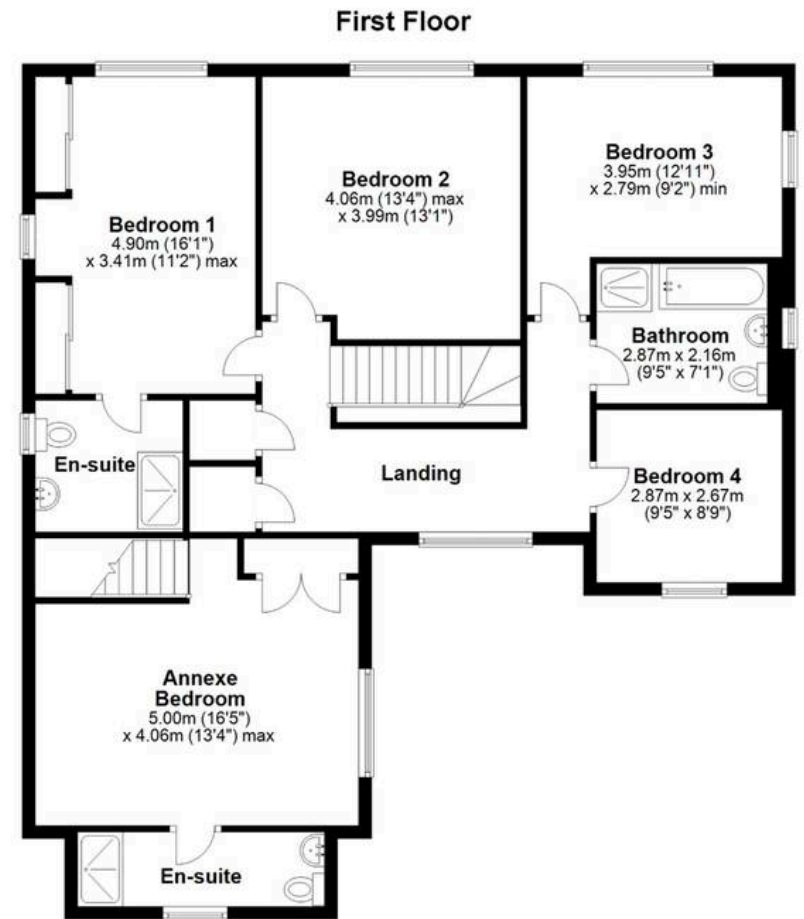
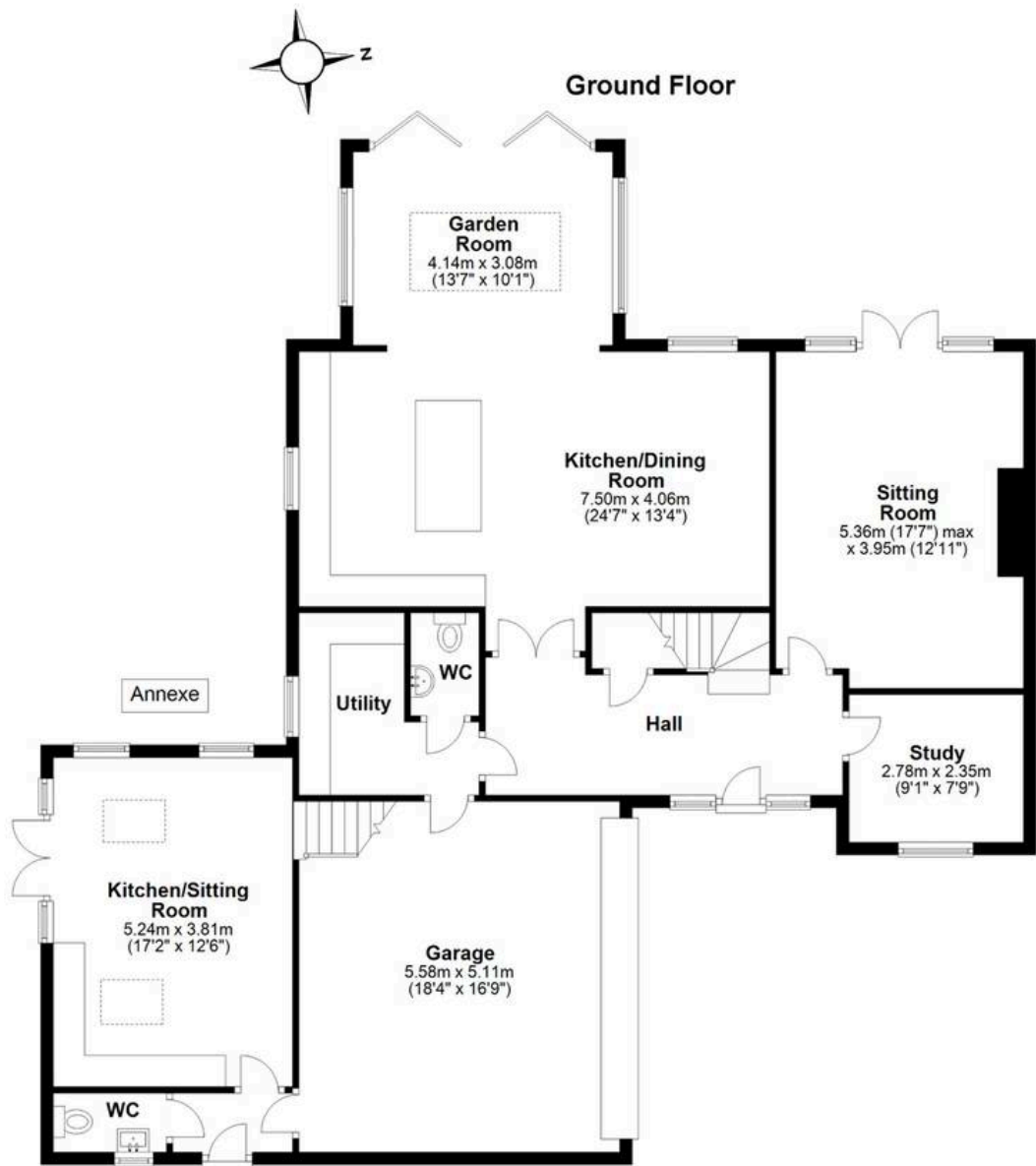












Approx gross internal floor area 230 sqm (2475 sqft) excluding Garage





## Pottrill Holland Property Agents

12 Railey Road, Saffron Walden - CB11 3EN

07751 886249 • [info@pottrillholland.co.uk](mailto:info@pottrillholland.co.uk) • <http://www.pottrillholland.co.uk>

Please note that all measurements are approximate and in metric units with imperial equivalents provided for guidance only. The fixtures, fittings, and appliances mentioned have not been tested. Internal photos are for general information only. For a free valuation, contact the numbers on the brochure.