



## NORMANSFIELD, GREAT DUNMOW

GUIDE PRICE – £375,000

- NO ONWARD CHAIN
- 3 BEDROOM DETACHED HOUSE
- CORNER PLOT
- DOWNSTAIRS CLOAKROOM
- KITCHEN
- LIVING ROOM
- DINING ROOM
- LARGE LAWN AREA WITH FEATURE TREE
- SHINGLE AREA TO REAR
- OFF-STREET PARKING & SINGLE GARAGE

We are pleased to offer, with no onward chain, this three bedroom detached property located on a corner plot. The ground floor accommodation offers a downstairs cloakroom, kitchen with access to rear garden, dining room with sliding doors to rear and living room with feature bay window to front. The first floor offers three double bedrooms, all with built-in storage, and a family bathroom. To the front, there is a driveway supplying off-street parking and pathway leading to personnel gate and garden beyond. The rear garden is split into two sections of lawn and shingle retained by brick walling with feature tree, there is also access to the garage with eaves storage.





With obscure glazed front door opening into;

### **Entrance Hall**

With stairs rising to first floor landing, understairs storage cupboard housing fuseboard, ceiling lighting, power point, fitted carpet, thermostat, wall mounted radiator, doors to rooms.

### **Cloakroom**

Comprising a close coupled WC, wall mounted wash hand basin with twin tap and tiled splashback, obscure window to front, wall mounted radiator, ceiling lighting, wood effect linoleum flooring.

### **Kitchen**

Comprising an array of eye and base level cupboards and drawers with complimentary stone effect work surface and tiled splashback, single bowl single drainer stainless steel sink unit with mixer tap and tiled splashback, 4-ring electric hob with integrated Bosch oven under and extractor fan over with stainless steel splashback, wall mounted Vaillant combination boiler, ceiling lighting, wood effect laminate flooring, power points, window and door to rear garden, door to;

### **Dining Room 10'10" x 8'0"**

With sliding patio doors leading out to rear garden, further window to side, ceiling lighting, wall mounted radiator, power points, wood effect laminate flooring, large archway through to;

### **Living Room 12'9" x 10'10"**

With feature bay window to front, further window to side, wall mounted radiator, TV and power points, wood effect laminate flooring, ceiling lighting.

### **First Floor Landing**

With window to side, storage cupboard with slatted shelving and wall mounted radiator, power point, fitted carpet, access to loft, doors to rooms.

### **Bedroom 1 – 10'10" x 10'4"**

With window to rear, ceiling lighting, wall mounted radiator, fitted carpet, power points, built-in storage cupboard with hanging rail and shelving.

### **Bedroom 2 – 10'10" x 8'3"**

With window to front, ceiling lighting, wall mounted radiator, fitted carpet, power points, built-in storage cupboard with hanging rail and shelving.

### **Bedroom 3 – 9'10" x 7'5"**

With window to rear, ceiling lighting, wall mounted radiator, fitted carpet, power points, built-in storage cupboard with hanging rail and shelf.

### **Family Bathroom**

Comprising a three piece suite of panel enclosed bath with mixer tap and shower attachment over, glazed shower screen, close coupled WC, obscure window to front, pedestal wash hand basin with mixer tap, wood effect linoleum flooring, wall mounted radiator, half tiled surround, ceiling lighting.

# OUTSIDE

## The Front

The front of the property is approached via a pathway and step to storm porch covered entrance, driveway supplying off-street parking and access to a single garage, front lawn with flower beds and pathway leading to personnel gate and garden beyond.

## Garage

With up and over door, eaves storage, power and lighting, personnel door to rear garden.

## Rear Garden

Split into two sections of lawn and shingle retained by brick walling with feature tree, outside lighting and water points can also be found.



# DETAILS

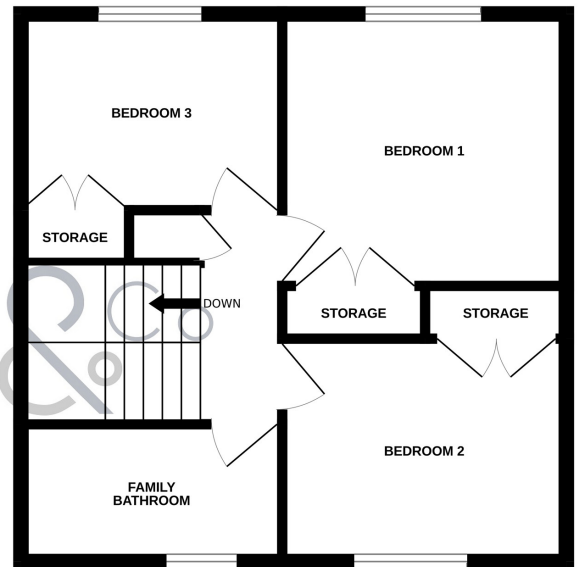
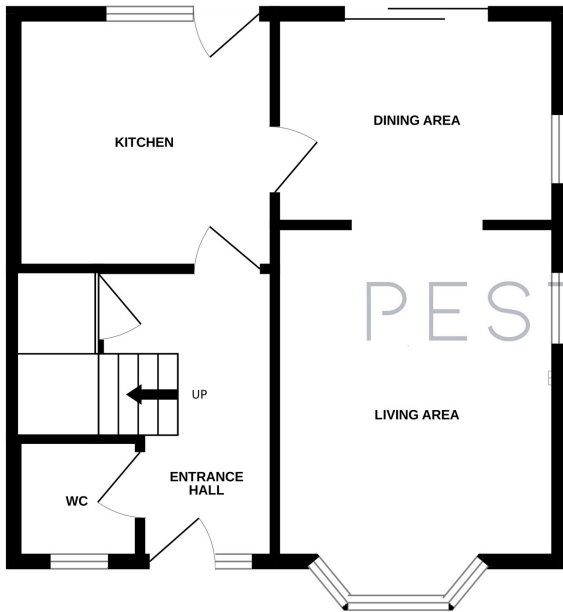
## EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

## FLOOR PLAN

GROUND FLOOR  
439 sq.ft. (40.8 sq.m.) approx.

1ST FLOOR  
431 sq.ft. (40.0 sq.m.) approx.



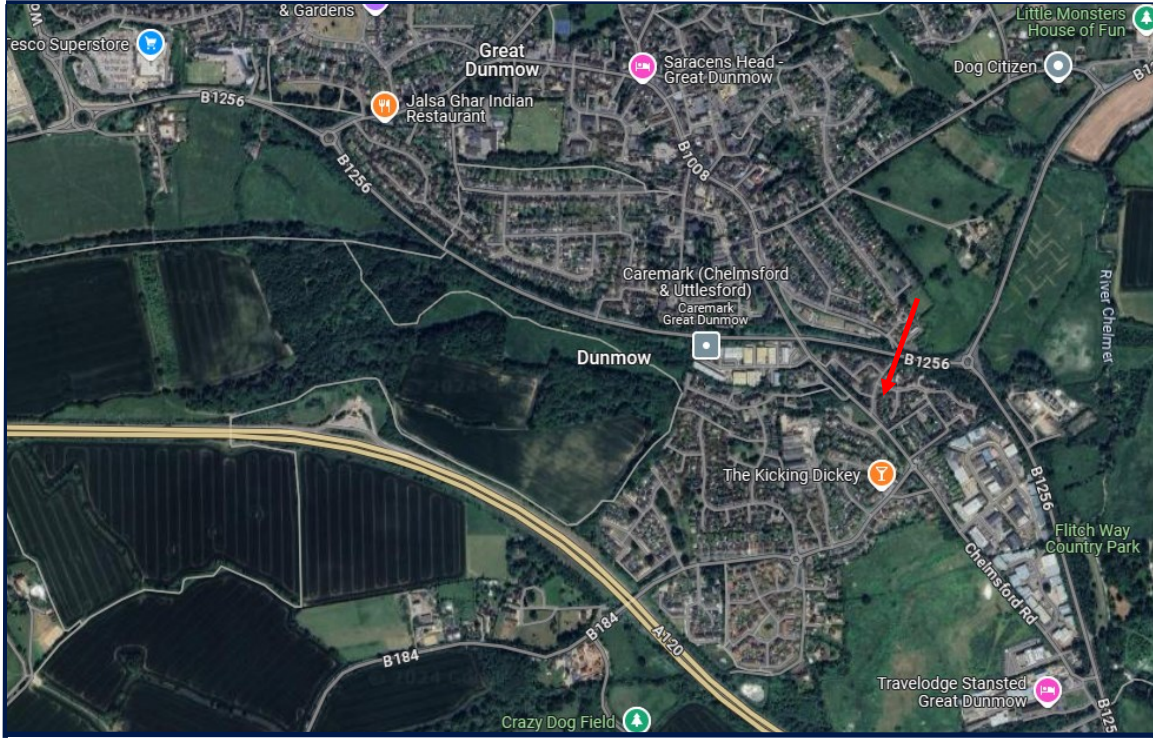
TOTAL FLOOR AREA : 870 sq.ft. (80.8 sq.m.) approx.

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.  
Made with Metropix ©2024

# GENERAL REMARKS & STIPULATIONS

**Normansfield** is located within Dunmow, which offers schooling for both Junior and Senior year groups, boutique shopping and recreational facilities within walking distance. 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

2 Normansfield, Great Dunmow, Essex, CM6 1XA

## COUNCIL TAX BAND

Band D

## 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 provided in this brochure is accurate as of the date 22/05/2024. 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 34 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?