



FREDERICKS CLOSE, WOODLANDS MEADOW

GUIDE PRICE – £825,000

- 4 BEDROOM DETACHED EXECUTIVE HOME
- PAULA ROSA KITCHEN BREAKFAST ROOM WITH INTEGRATED APPLIANCES
- LARGE LIVING ROOM WITH BI-FOLDING DOORS TO REAR GARDEN
- DINING ROOM WITH FEATURE BAY WINDOW
- HOME OFFICE, UTILITY ROOM & CLOAKROOM
- EN-SUITES TO 2 BEDROOMS AND JACK & JILL FAMILY BATHROOM TO 2ND BEDROOM
- DRESSING ROOM TO PRINCIPAL BEDROOM
- DETACHED DOUBLE GARAGE
- OFF-STREET PARKING
- REAR GARDEN SPLIT INTO ENTERTAINING TERRACE AND LAWN

Located on the popular Woodlands Meadow, this very well presented 4 bedroom detached home with ground floor comprising of a large living room with bi-folding doors to rear garden, dining room with feature bay window, Paula Rosa Manhattan fitted kitchen breakfast room, home office, utility room and a cloakroom. The upstairs accommodation boasts 4 bedrooms with an en-suite and dressing room to principal bedroom, further en-suite to bedroom 3 and a Jack & Jill family bathroom to bedroom 2. The property is well positioned at the entrance to a private cul-de-sac of just 6 properties, and it enjoys off-street parking, access to double garage and a rear garden laid to entertaining terrace and lawn.





With composite panel and obscure glazed front door with obscure glazed sidelights opening into:

Entrance Hall

With ceiling lighting, stairs rising to first floor landing with oak newel posts, understairs storage cupboard, wall mounted radiator, power points, fitted carpet, doors to rooms.

Living Room 21'1" into bay x 13'6"

With bay window to front, bi-folding doors to rear entertaining terrace and garden beyond, feature electric fireplace with stone surround and hearth, ceiling lighting, fitted carpet, wall mounted radiators, TV and power points.

Dining Room 16'0" into bay x 9'9"

With bay window to side, further window to front, ceiling lighting, wall mounted radiator, power points, fitted carpet.

Home Office 8'9" x 8'5"

With window to side, ceiling lighting, wall mounted radiator, fitted carpet and power points.

Kitchen Breakfast Room 15'7" x 11'2"

With window to both side aspect and garden aspect, comprising an array of eye and base level cupboards and drawers with complimentary quartz worksurface, 1 1/2 bowl under sunk composite sink unit with worksurface integrated drainer and mixer tap over, tiled splashback, 5-ring stainless steel gas hob with twin oven under and stainless steel splashback and extractor fan above, integrated fridge-freezer, integrated dishwasher, inset ceiling downlighting, counter display lighting, wall mounted radiator, TV and power points, tiled flooring, door through to:

Utility Room

Comprising matching eye and base level units with complimentary quartz worksurface with under sunk composite sink unit with mixer tap, cupboard housing boiler, recess power and plumbing for both washing machine and tumble dryer, inset ceiling downlighting, wall mounted radiator, tiled flooring, panel and glazed door to garden and further door to:

Cloakroom

Comprising a close coupled WC, vanity mounted wash hand basin with mixer tap, half-tiled surround, obscure window to side, ceiling lighting, extractor fan, wall mounted fuseboard, tiled flooring.

First Floor Landing

With access to loft, which is partially boarded with lighting, storage cupboard, further airing cupboard with pressurised hot water cylinder and slatted shelf, window overlooking rear garden, ceiling lighting, wall mounted radiators, power points, fitted carpet, doors to rooms.

Bedroom 1 – 13'6" x 11'10"

With window to front, ceiling lighting, wall mounted radiator, power points, fitted carpet, archway through to:

Dressing Room 7'2" x 6'5"

With window overlooking rear garden, inset ceiling downlighting, wall mounted radiator, power points, fitted carpet, door into:

En-suite

Comprising a fully tiled and glazed shower cubicle with integrated twin-head shower, vanity mounted wash hand basin with mixer tap, close coupled WC, obscure window to rear, inset ceiling downlighting, extractor fan, wall mounted chromium heated towel rail, full-tiled surround, wood effect linoleum flooring.

Bedroom 2 – 15'7" x 9'10"

With windows to side and rear aspects, ceiling lighting, wall mounted radiators, TV and power points, fitted carpet, door to:

Jack & Jill Family Bathroom

Comprising a panel enclosed bath with mixer tap and shower attachment over, close coupled WC, vanity mounted wash hand basin with mixer tap, full-tiled surround, obscure window to side, inset ceiling downlighting, extractor fan, electric vanity mirror, wall mounted chromium heated towel rail, wood effect linoleum flooring.

Bedroom 3 – 12'1" x 11'6"

With window to front, ceiling lighting, wall mounted radiator, power points, fitted carpet, door to:

En-suite

Comprising a fully tiled and glazed shower cubicle with integrated twin-head shower, vanity mounted wash hand basin with mixer tap, electric vanity mirror above, close coupled WC, obscure window to side, inset ceiling downlighting, extractor fan, wall mounted chromium heated towel rail, wood effect linoleum flooring.

Bedroom 4 – 9'1" x 8'1"

With window to front, ceiling lighting, wall mounted radiator, power points, fitted carpet.

OUTSIDE

The Front

The front of the property is very well positioned at the entrance to a private cul-de-sac of just 6 properties, with block-paved driveway supplying access to 2 off-street parking spaces with mature well-stocked flower beds to both side and front, access to double garage with up-and-over door, eaves power and lighting, personnel door from garage and personnel gate from driveway into:

Rear Garden

Split into entertaining terrace and lawn with well-stocked shrub and herbaceous borders and trees, outside lighting and water points can also be found.



DETAILS

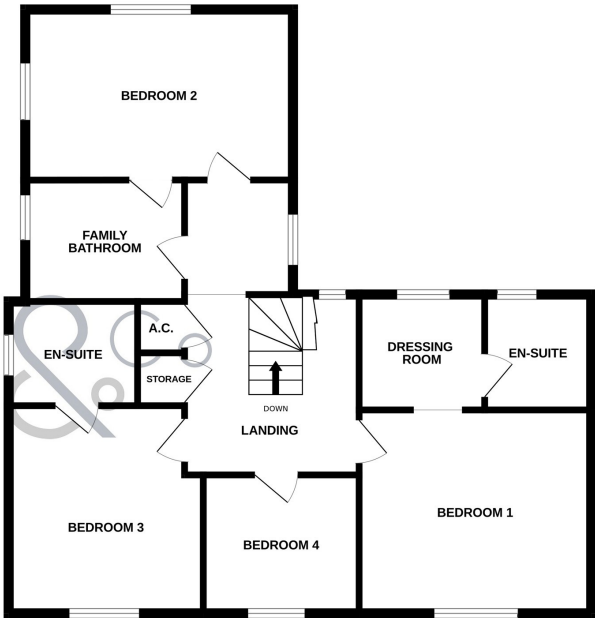
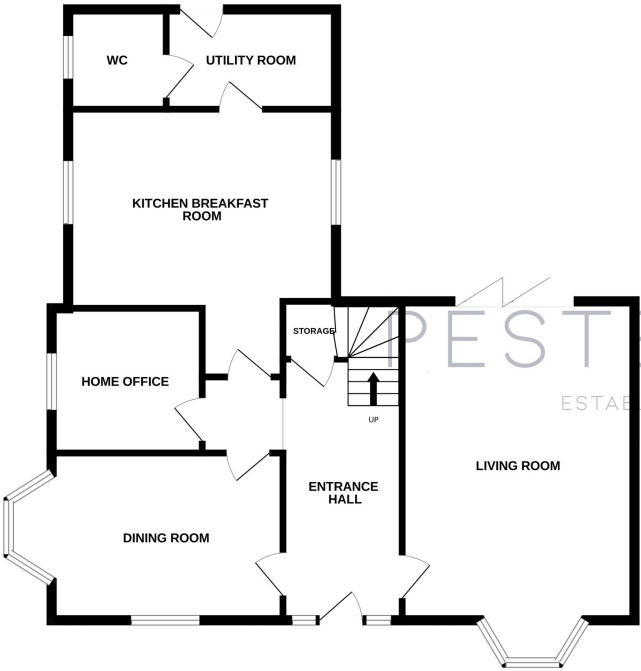
EPC

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

FLOOR PLAN

GROUND FLOOR
916 sq.ft. (85.1 sq.m.) approx.

1ST FLOOR
887 sq.ft. (82.4 sq.m.) approx.



TOTAL FLOOR AREA : 1803 sq.ft. (167.5 sq.m.) approx.

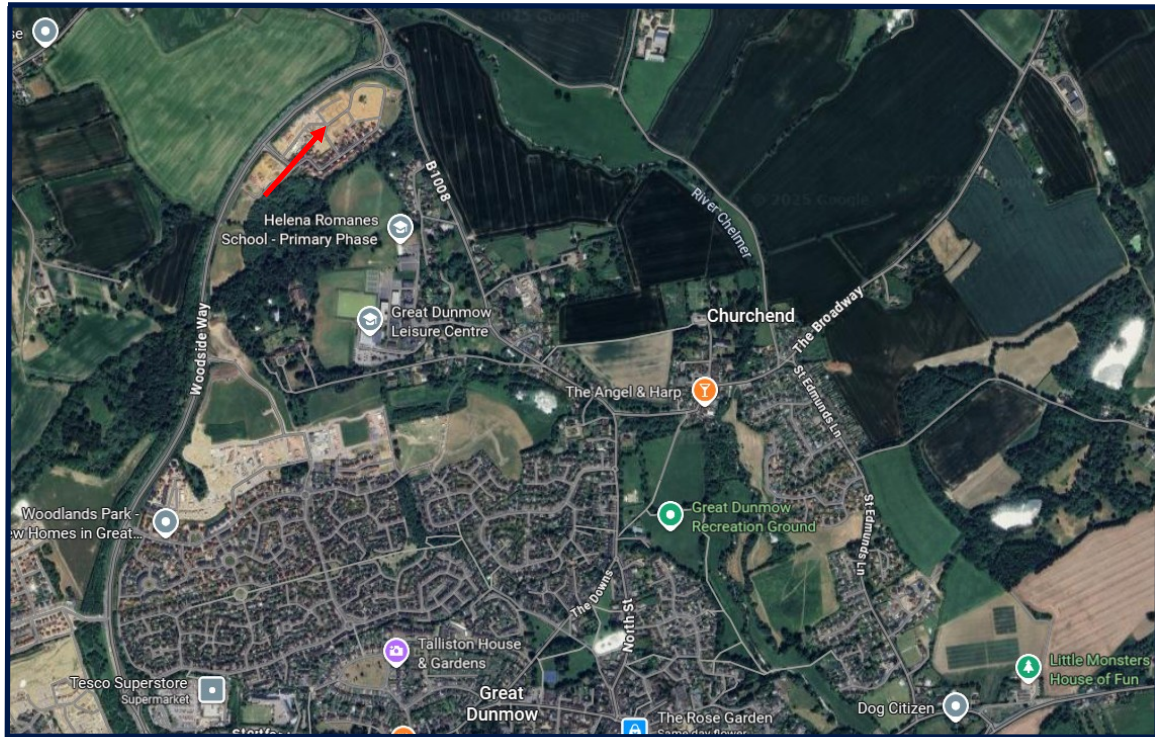
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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

Fredericks Close, Woodlands Meadow is located 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 Meadow 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

1 Fredericks Close, Woodlands Meadow, Great Dunmow, Essex, CM6 2GD

COUNCIL TAX BAND

Band G

SERVICES

Gas fired central heating, mains drainage and water

LOCAL AUTHORITY

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

AGENTS NOTE: We believe that the information supplied in this brochure is accurate as of the date 30/09/2025. 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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