



## SABRE CLOSE, STEBBING

GUIDE PRICE - £700,000

- \*ONLY 2 REMAINING\* ON THIS NEW GATED DEVELOPMENT OF JUST 10 PROPERTIES
- 3 DOUBLE BEDROOM NEWLY-BUILT DETACHED HOME
- LARGE KITCHEN, BREAKFAST & DINING ROOM WITH INTEGRATED APPLIANCES
- LIVING ROOM WITH FEATURE BAY WINDOW
- UNDERFLOOR HEATING TO GROUND FLOOR
- FEATURE WALL PANELLING
- UTILITY ROOM & CLOAKROOM
- EN-SUITES TO BEDROOMS 1 & 2
- BUILT-IN WARDROBES TO BEDROOMS 1 & 3
- GARAGE AND OFF-STREET PARKING

Sabre Close is a gated development of just 10 properties. Plot 7 is a beautifully presented 3 double bedroom detached house. The ground floor, which enjoys underfloor heating, boasts a large kitchen, breakfast & dining room with integrated appliances and island unit, living room with feature bay window, snug/home office, utility room & cloakroom. There are 3 double bedrooms to the first floor, with en-suites to bedrooms 1 & 2, built-in wardrobes to bedrooms 1 & 3, and a three piece family bathroom. Externally, there is off-street parking and garage that is ready for an electric car charging point, as well as a rear garden which is split into entertaining terrace and a turfed lawn.





With panel front door opening into:

### **Entrance Hall**

With stairs rising to first floor landing with under stairs large storage cupboard, panelled walling, inset ceiling downlighting, smoke alarm, wood effect luxury vinyl flooring with underfloor heating, doors to rooms.

### **Living Room 16'1" into bay x 10'4"**

With feature bay window to front, TV and power points, inset ceiling downlighting, wood effect luxury vinyl flooring with underfloor heating.

### **Snug/Home Office 16'3" x 8'3"**

With window to front, telephone and power points, inset ceiling downlighting, wood effect luxury vinyl flooring with underfloor heating.

### **Cloakroom**

Comprising a low level WC with integrated flush, wall mounted wash hand basin with storage beneath and vanity mirror with storage above, inset ceiling downlighting, tile effect flooring with underfloor heating.

### **Kitchen, Breakfast & Dining Room 27'2" x 13'2"**

With kitchen area comprising an array of eye and base level cupboards and drawers with complimentary marble effect worksurface and splashback, under sunk stainless steel sink unit with Quooker tap, induction hob with integrated extractor fan above, integrated double oven, integrated dishwasher, integrated fridge-freezer, island unit with cupboards and drawers, windows and French doors with sidelights out to the rear entertaining terrace and garden beyond, ceiling and inset ceiling downlighting, TV and power points, wood effect luxury vinyl flooring with underfloor heating, door through to:

### **Utility Room**

Comprising eye and base level units with marble effect worksurface and splashback, under sunk stainless steel sink unit with mixer tap and worksurface integrated drainer, integrated AEG washing machine, integrated AEG tumble dryer, wood effect luxury vinyl flooring with underfloor heating, power points, inset ceiling downlighting, uPVC door to side.

### **First Floor Landing**

With fitted carpet, power points, wall mounted radiator, airing cupboard housing pressurised hot water cylinder, access to loft, inset ceiling downlighting, doors to rooms.

### **Bedroom 1 – 17'6" x 10'11"**

With window to rear, TV telephone and power points, fitted carpet, inset ceiling downlighting, wall mounted radiators, fitted double wardrobe with hanging rail and shelving, door to:





#### **En-suite**

Comprising a fully tiled walk-in shower cubicle with integrated twin-head shower, full-tiled surround, wall mounted wash hand basin with mixer tap, storage beneath and vanity mirror with storage above, low level WC with integrated flush, wall mounted chromium heated towel rail, inset ceiling downlighting, extractor fan, tiled flooring.

#### **Bedroom 2 – 20'10" into bay x 8'4"**

With dormer window to front, fitted carpet, wall mounted radiator, inset ceiling downlighting, TV and power points, door through to:

#### **En-suite**

Comprising a fully tiled and glazed shower cubicle with integrated twin head shower, full-tiled surround, wall mounted wash hand basin with mixer tap, storage beneath and vanity mirror with storage above, low level WC with integrated flush, wall mounted chromium heated towel rail, inset ceiling downlighting, extractor fan, obscure dormer window to rear, tiled flooring.

#### **Bedroom 3 – 15'5" x 8'11"**

With window to front, inset ceiling downlighting, fitted carpet, wall mounted radiator, TV and power points, fitted double wardrobe with hanging rail and shelving.

#### **Family Bathroom**

Comprising a three piece suite of panel enclosed bath with mixer tap and twin head integrated shower above, full-tiled surround with glazed screen, wall mounted wash hand basin with mixer tap, storage beneath and vanity mirror with storage above, low level WC with integrated flush, inset ceiling downlighting, extractor fan, wall mounted chromium heated towel rail, tiled flooring.

#### **The Front**

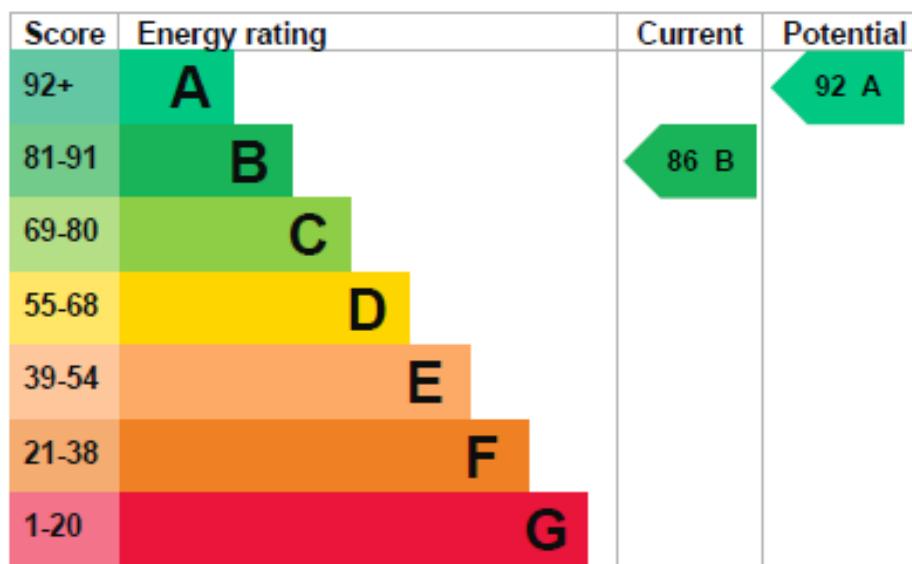
The front of the property is approached via a block-paved driveway supplying off-street parking, pathway leading to front door splitting 2 areas of lawn with beautifully manicured planting, access to garage with power, lighting and infrastructure for an electric car charging point, outside water point to side and outside lighting, personnel gate to:

#### **Rear Garden**

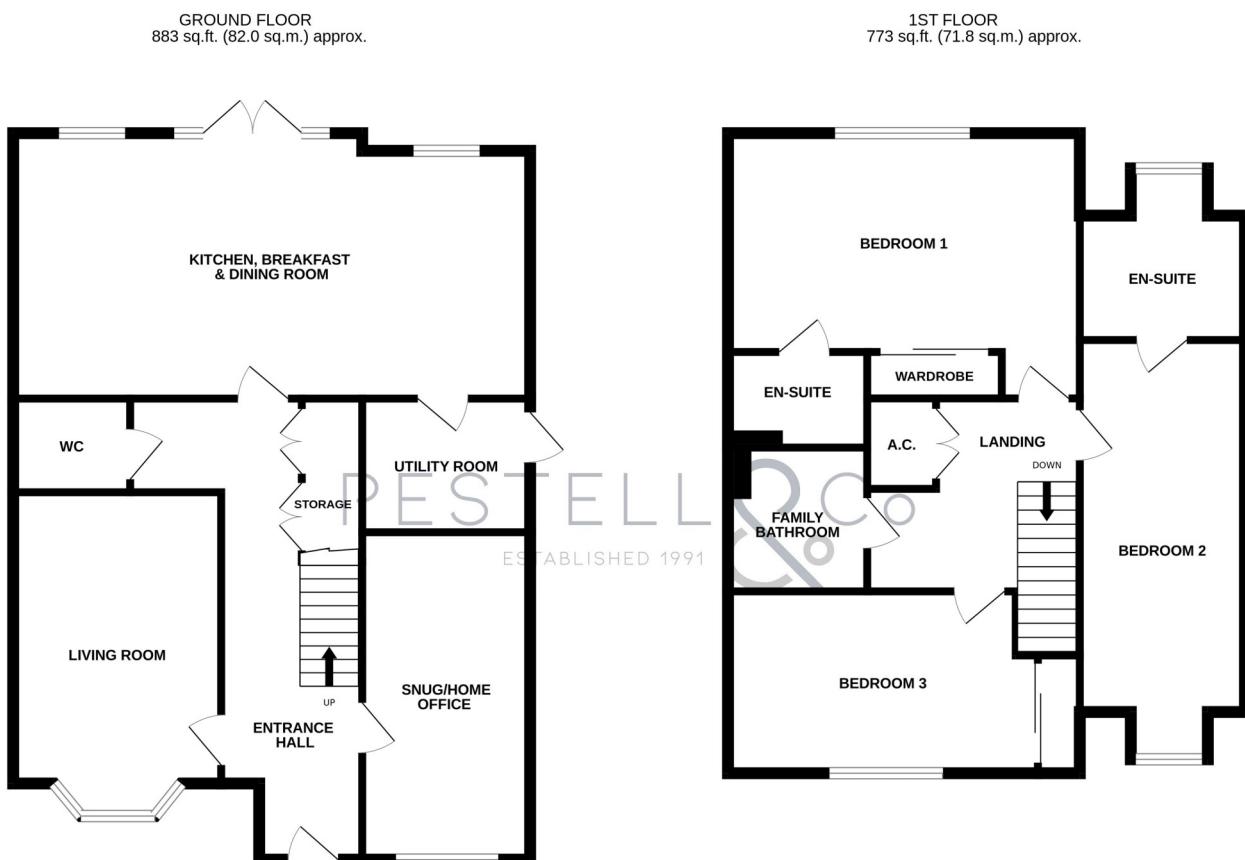
Split into areas of entertaining terrace, turfed lawn and planting, all retained by close boarded fencing with outside lighting that can also be found.

# DETAILS

## EPC



## FLOOR PLAN



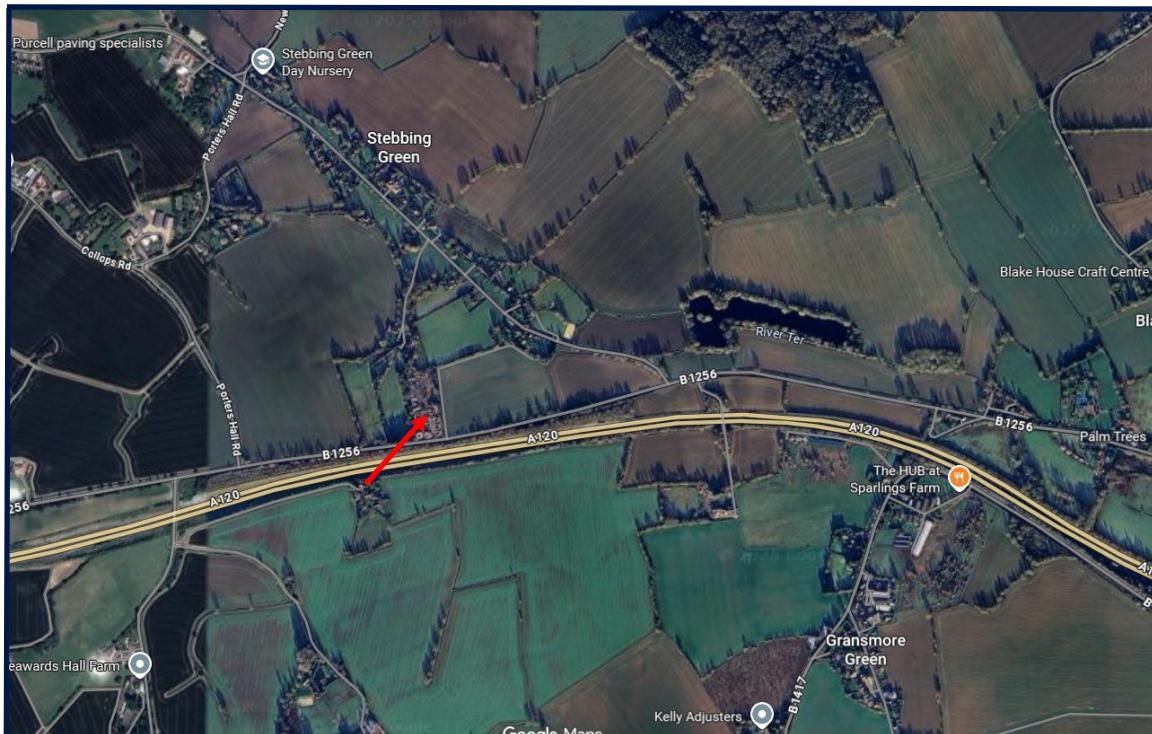
TOTAL FLOOR AREA : 1656 sq.ft. (153.9 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other features are approximate only. No responsibility is taken for any error, omission or mis-statement. This plan 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

**Sabre Close** is a newly built development of just 10 properties and is located within Stebbing which offers a Primary School, village store, pub and bowls club. Great Dunmow is a short drive away and offers a wider range of schooling for both Junior and Senior year groups, boutique shopping and recreational facilities along with access, via the A120, to the mainline railway station at Bishop's Stortford which serves London Liverpool Street, Cambridge and Stansted Airport, as well as the M11 giving easy onward access to London and the North.

## DIRECTIONS



## FULL PROPERTY ADDRESS

Sabre Close, Stebbing, Dunmow, Essex, CM6 3LF

## COUNCIL TAX BAND

Band TBC

## SERVICES

Underfloor heating & 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 07/01/2025. 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.

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