



## STORTFORD ROAD, GREAT DUNMOW

GUIDE PRICE – £550,000

- 4 DOUBLE BEDROOM SEMI-DETACHED HOUSE
- LARGE LIVING ROOM WITH FRENCH DOORS TO REAR GARDEN
- DINING ROOM GLAZED ON 2 ASPECTS WITH FRENCH DOORS TO REAR GARDEN
- KITCHEN WITH INTEGRATED APPLIANCES
- UTILITY ROOM & DOWNSTAIRS CLOAKROOM
- EN-SUITE TO PRINCIPAL BEDROOM
- OFF-STREET PARKING (WITH BLOCK-PAVED AREA FOR ADDITIONAL PARKING)
- STUNNING SOUTH-FACING GARDEN
- SINGLE GARAGE
- SUMMERHOUSE WITH POWER & LIGHTING, IDEAL FOR A HOME OFFICE



We are delighted to offer this lovely 4 double bedroom semi-detached house, located within walking distance of Great Dunmow's town centre. The property comprises of a spacious living area with feature fireplace, dining room which is glazed on 2 aspects with French doors to rear, kitchen with integrated appliances, utility room & a downstairs cloakroom. There are 4 double bedrooms, with an en-suite to bedroom 1 and a walk-in wet room to bedroom 2, a study area and a three piece family bathroom. Externally, the property enjoys a newly installed resin driveway supplying off-street parking (with a block-paved area for additional parking), a single garage, a summerhouse (with power and lighting) and a beautiful south-facing rear garden.







With aluminium and obscure glazed front door opening into:

#### **Entrance Hall**

With stairs rising to first floor landing, inset ceiling downlighting, wall mounted radiator, tiled flooring, doors to rooms.

#### **Kitchen**

Comprising an array of eye and base level cupboards and drawers with complimentary contemporary square-edge worksurface and glazed splashback, 1 1/2 bowl single drainer stainless steel sink unit with mixer tap, 4-ring electric hob with glazed splashback and stainless steel extractor fan above, oven under, integrated fridge freezer, integrated dishwasher, integrated washing machine, breakfast bar, wall mounted contemporary radiator, windows to front, further obscure glazed door to side, inset ceiling downlighting, tiled flooring.

#### **Living Room 25'5" x 11'8"**

With French doors leading out to decking and garden beyond, ceiling lighting, display fireplace and further fireplace with log burning stove, wall mounted radiators, wall mounted lighting, ceiling lighting, wooden oak flooring and large archway through to:

#### **Dining Room 13'6" x 11'5"**

Glazed on 2 aspects with French doors leading out to garden, wall mounted radiator, power points, wooden oak flooring.

#### **Utility Room**

With recess, power and plumbing for washing machine and tumble dryer, wall mounted fuseboard, ceiling lighting, tiled flooring, array of power points.

#### **First Floor Landing**

With window to front, ceiling lighting, wood effect laminate flooring, power points, doors and archways to rooms.

#### **Bedroom 1 – 15'1" x 9'11"**

With window to rear, built-in wardrobes, wall mounted radiator, power points, fitted carpet, door to:

#### **En-suite**

Comprising a fully tiled and glazed corner shower with integrated twin head shower, low level WC with integrated flush, vanity mounted wash hand basin with mixer tap, half tiled surround, inset ceiling downlighting, wall mounted chromium heated towel rail, tiled flooring.

#### **Bedroom 3 – 11'7" x 10'7"**

With window overlooking rear garden, ceiling lighting, wall mounted radiator, display fireplace, cupboard housing pressurised hot water cylinder and slatted shelves, fitted carpet and power points.

#### **Family Bathroom**

Comprising a P-shaped jacuzzi style bath with tiled and glazed shower screen, mixer tap and shower attachment over, vanity mounted wash hand basin with mixer tap and tiled splashback, low level WC with integrated flush, inset ceiling downlighting, extractor fan, wall mounted chromium heated towel rail, obscure window to front, tiled flooring.

#### **Study Area 10'7" x 7'6"**

With window overlooking rear garden, inset ceiling downlighting, wood effect laminate flooring, wall mounted radiator, power points and spiral staircase leading up to:

#### **Second Floor Landing**

With ceiling lighting, built-in storage, wood effect vinyl flooring, doors to rooms.

#### **Bedroom 2 – 12'8" x 10'1"**

With Velux windows to rear, inset ceiling downlighting, wall mounted radiator, TV and power points, wood effect vinyl flooring.

#### **Walk-in Wet Room**

Comprising a walk-in shower, close coupled WC, wall mounted wash hand basin with mixer tap, full-tiled surround with mirror, inset ceiling downlighting, chromium heated towel rail.

#### **Bedroom 4 – 11'5" x 10'1"**

With Velux windows to rear, inset ceiling downlighting, TV and power points, wall mounted radiator, wood effect luxury vinyl flooring and large storage alcove.



# OUTSIDE

## The Front

The front of the property is approached by a newly installed resin driveway supplying off-street parking for 2 vehicles. Double gates and personnel gate leading to:

## Additional Parking & Outbuilding

A block-paved area that could be used as additional parking, access to single garage with up-and-over door, power and lighting within. Summerhouse ideal for a home office with power, wall mounted lighting and window overlooking rear garden, further personnel side gate leading to:

## South-Facing Rear Garden

Approximately 50ft x 45ft, beautifully landscaped to a variety of sections of decking, patio, lawn, play-area and a raised bed, all retained by close boarded fencing with electric car charger, water point and lighting point that can also be found.





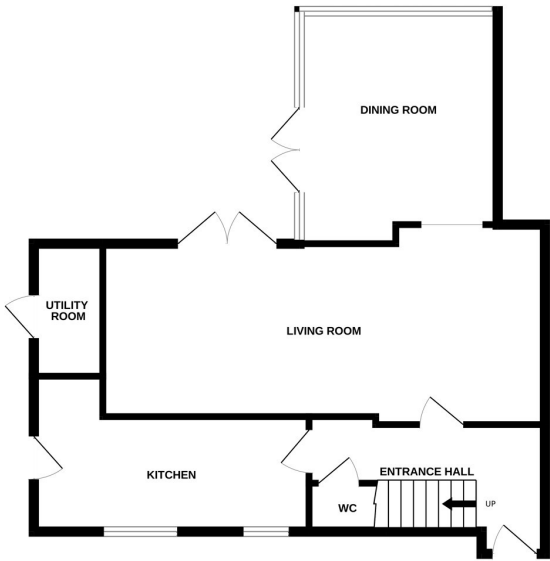
DETAILS

EPC

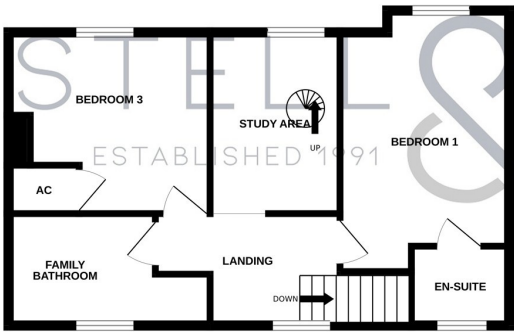
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN

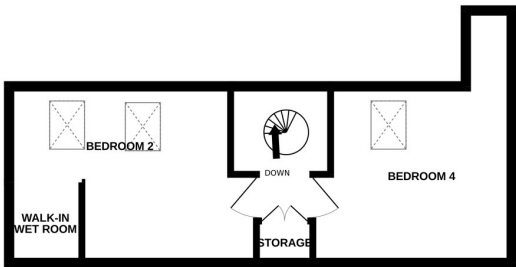
GROUND FLOOR  
654 sq.ft. (60.7 sq.m.) approx.



1ST FLOOR  
497 sq.ft. (46.1 sq.m.) approx.



2ND FLOOR  
302 sq.ft. (28.1 sq.m.) approx.



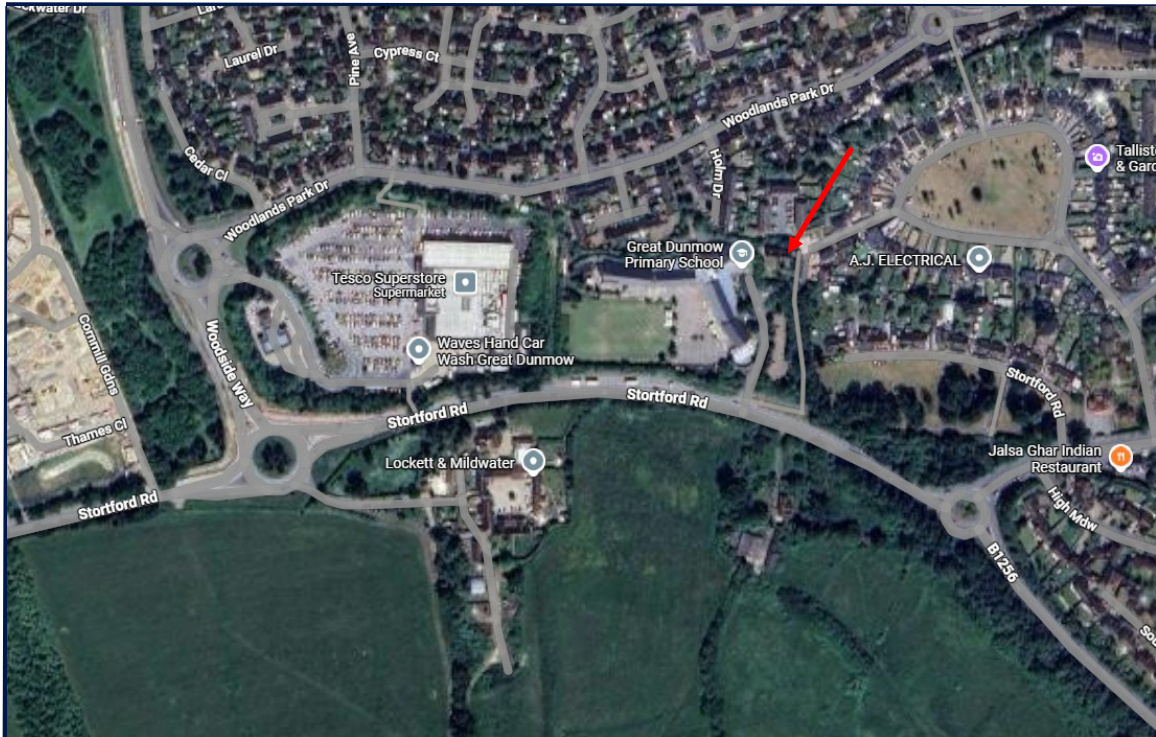
TOTAL FLOOR AREA : 1452 sq.ft. (134.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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

**Newton Villas** is located within Great Dunmow, which offers schooling for both Junior and Senior year groups within walking distance, boutique shopping and recreational facilities. Stortford Road, Great 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

1 Newton Villas, Stortford Road, Great Dunmow,  
Essex, CM6 1DX

## COUNCIL TAX BAND

Band C

## 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 27/01/2026. 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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Interested in Land acquisition?

Do you have a commercial property to sell or let?

Are you a developer looking for an agent to market or value your site?