



3 PEVERELL GARDENS, STEBBING ROAD, STEBBING, DUNMOW, ESSEX, CM6 3ZB

An impressive new family home in a sought after village offering light and spacious accommodation of a modern and stylish nature with an impressive kitchen/breakfast room. Extensive parking, garage and large rear garden with open views.

£2,250 pcm

The porch leads to a panelled front door which opens to the impressive reception hall which has a tiled floor, stairs rising to the first floor with oak handrails, and oak doors off to the principal reception room. There is a useful understairs storage cupboard, and a lavishly appointed ensuite cloakroom with a vanity unit, rectangular sink, matching WC and a tiled floor. The principal reception room is to the front of the property and has a dual aspect and is of a generous size. An oak door opens to the stunning kitchen/breakfast/family room which has bifold doors to the rear giving wonderful views to the garden and across open fields beyond. There is an impressive roof lantern which makes for a beautifully light informal family entertaining space and a glazed back door leading to the side. The kitchen is particularly well appointed with a range of shaker style units with quartz work surfaces and upstands and integral appliances to include a fridge/freezer, oven and separate grill, dishwasher and there is an impressive island unit with hob and extractor hood above and a breakfast bar for entertaining purposes. The floor is fully tiled and a door leads to a well-appointed utility room which is fitted with the same work surfaces and units as the kitchen with a sink, mixer tap and space for a tumble dryer and washing machine.

The first floor is equally appealing with a spacious galleried landing and the principal suite is situated to the front elevation of the property taking in roofline views of the village. A door leads to a lavishly appointed ensuite shower room which has marble effect tiled floor, tiling to dado height, a rectangular sink with vanity unit beneath, matching WC and a large walk in shower cubicle.

There are two further bedrooms situated to the rear of the property which have stunning views over open countryside and these are both served by a well-appointed family bath/shower room which is tiled to dado height and has a rectangular sink, vanity unit beneath, matching WC and shower above the bath. There is also a useful laundry cupboard accessed from the landing. The property is approached via a drive providing a number of spaces for vehicles which in turn leads up to the single garage with an electric roller door. There is a path to the front door and then a path to the side accessing the rear of the property which leads to an extensive entertaining terrace which is accessed via bi-fold doors from the family/breakfast room making it ideal for entertaining. Beyond this are large expanses of lawn with wonderful field views in the distance.

The well presented accommodation comprises:

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| Impressive kitchen/breakfast room | Extensive parking |
| Principal suite & two further bedrooms | Garage with electric roller door |
| Large garden with open views | Underfloor heating to ground floor |

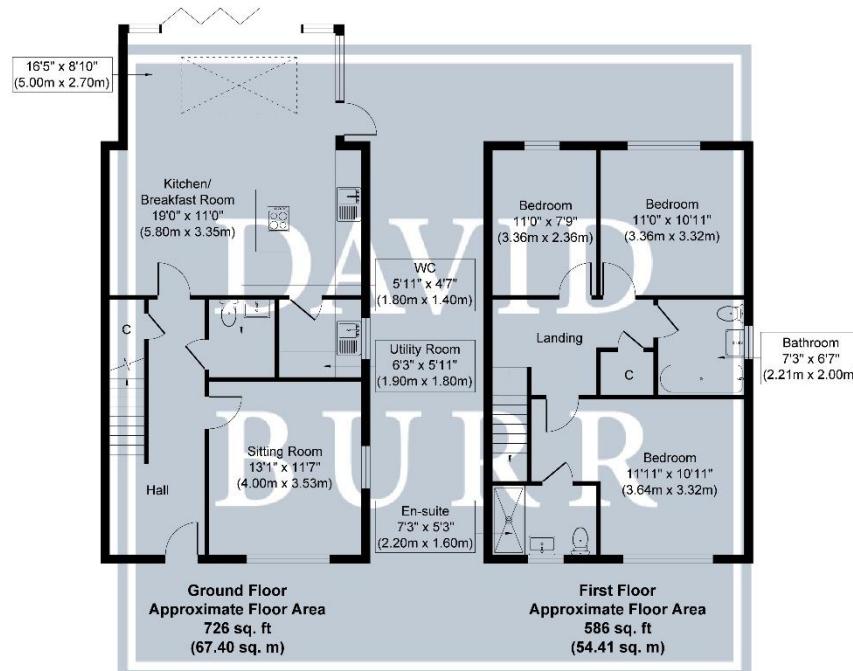
Location

Stebbing is a small village situated on the River Chelmer and surrounded by beautiful countryside. The village has a primary school, post office, tennis club, village hall, St Mary's church, playground and a pub known as The White Hart.

Access

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|----------------------------|------------------|
| Braintree 8.2 miles | Dunmow 3.6 miles |
| Stansted Airport 9.6 miles | Chelmsford 15.2 |

TENURE: A holding deposit of one week's rent will be required to process an application for a Tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover, the holding deposit will go towards this payment. Fees may be charged for late payment of rent and mislaid keys.



Viewing strictly by appointment with David Burr.

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|-------------------|-----------------|
| Castle Hedingham | 01787 463404 |
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| Clare | (01787) 277811 |
| Leavenheath | (01206) 263007 |
| Long Melford | (01787) 883144 |
| Woolpit | (01359) 245245 |
| Bury St Edmunds | (01284) 725525 |
| London | (020) 78390888 |
| Linton & Villages | (01440) 784 346 |

Additional information

Services: Main water, electricity and drainage.

Air Source Heat Pump to underfloor heating system and to radiators.

EPC rating: TBC Council tax band: TBC

Broadband speed: up to 1000 Mbps (Ofcom).

Mobile coverage: EE, Three, O2 and Vodafone (Ofcom).

None of the services have been tested by the agent.

Local authority: Uttlesford District Council (01799) 510510

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