



## CLOVER DRIVE, LITTLE CANFIELD GUIDE PRICE: £447,500

- 3 BEDROOM FAMILY HOME
- LOCATED ON A SMALL 12 PROPERTY DEVELOPMENT
- LARGE LIVING ROOM DINER
- BEDROOM 1 WITH EN-SUITE
- INTEGRATED KITCHEN
- CLOAKROOM
- LARGE SOUTH FACING REAR GARDEN
- OFF STREET PARKING
- SINGLE GARAGE
- WALKING DISTANCE TO LOCAL AMMENITIES, SCHOOLING AND BUS STOPS



We are pleased to offer this immaculately presented three bedroom family home which boasts a large living room diner. The master bedroom has an en-suite shower room and there are two further bedrooms and a family bathroom. The property enjoys a South facing rear garden along with a single garage and driveway parking .







With composite and obscure glazed front door with obscure glazed side lights opening into:

### **Entrance Hall**

Carpeted stairs rising to first floor landing, ceiling lighting, smoke alarm, wall mounted fuse board, wall mounted radiator with wood effect vinyl flooring, an array of power points and telephone points and doors to rooms.

### **Kitchen**

Comprising an array of eye and base level cupboards and drawers with complimentary wood effect square edge work surface and splashback, 1 □ bowl single drainer stainless steel sink unit with mixer tap, 4 ring electric hob with oven under, stainless steel splashback and extractor fan above, cupboard housing combination boiler, integrated fridge/freezer, integrated dishwasher, integrated washing machine, plinth heater, inset ceiling down lighting, smoke alarm, window to front and continuation of the wood effect vinyl flooring.

### **Cloakroom**

Comprising close coupled WC, pedestal wash hand basin with mixer tap and tiled splashback, inset ceiling down lighting, extractor fan, wall mounted radiator and wood effect vinyl flooring.

### **Living Room/Diner – 18'0" x 16'3"**

With French doors and windows overlooking landscaped rear garden, ceiling and wall mounted lighting, wall mounted radiator, large storage cupboard, fitted carpet, TV, telephone and power points.

### **First Floor Landing**

Access to loft, ceiling lighting, smoke alarm, fitted carpet, power points and doors to rooms.

### **Master Bedroom – 12'8" x 11'4"**

With two windows to front, ceiling lighting, wall mounted radiator, TV and power points, fitted carpet and door to:

### **En-suite**

Comprising a three piece suite of fully tiled and glazed shower cubicle with twin head, pedestal wash hand basin with mixer tap, close coupled WC, fully tiled surround, inset ceiling down lighting, extractor fan, electric shaving point, chromium heated towel rail, obscure window to front and tiled flooring.

### **Bedroom 2 – 12'5" x 8'6"**

With window overlooking rear garden, ceiling lighting, wall mounted radiator, TV and power points and fitted carpet.

### **Bedroom 3 – 10'9 x 7'4"**

With window overlooking rear garden, ceiling lighting, wall mounted radiator, power points and fitted carpets.

### **Family Bathroom**

Comprising a three piece suite of panel enclosed bath with mixer tap and integrated twin head shower over, fully tiled and glazed screen, close coupled WC, pedestal wash hand basin with mixer tap, half tiled surround, inset ceiling down lighting, extractor fan, electric shaving point, chromium heated towel rail and tiled flooring.



# OUTSIDE

## The Front

The front of the property is approached by shared shingle driveway supplying further access to the property's own individual block paved driveway, off street parking, a paved pathway leading to front door with storm porch over and access to a well sized garage with up and over door, eaves storage, power, lighting and personnel door into:

## Rear Garden

South facing rear garden laid to lawn and patio, completely retained by close boarded fencing with two featured trees, rear gated access, supply and access to further parking and outside lighting can also be found.



# DETAILS

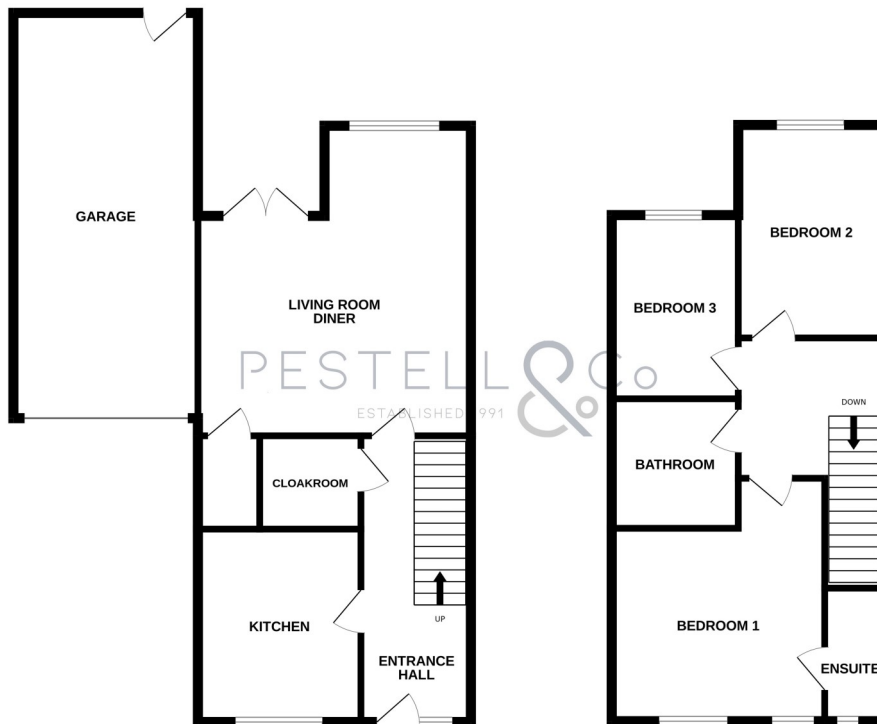
## EPC

Score	Energy rating	Current	Potential
92+	<b>A</b>		<b>94 A</b>
81-91	<b>B</b>	<b>84 B</b>	
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## FLOOR PLAN

GROUND FLOOR  
769 sq.ft. (71.5 sq.m.) approx.

1ST FLOOR  
515 sq.ft. (47.6 sq.m.) approx.



TOTAL FLOOR AREA: 1284 sq.ft. (119.3 sq.m.) approx.

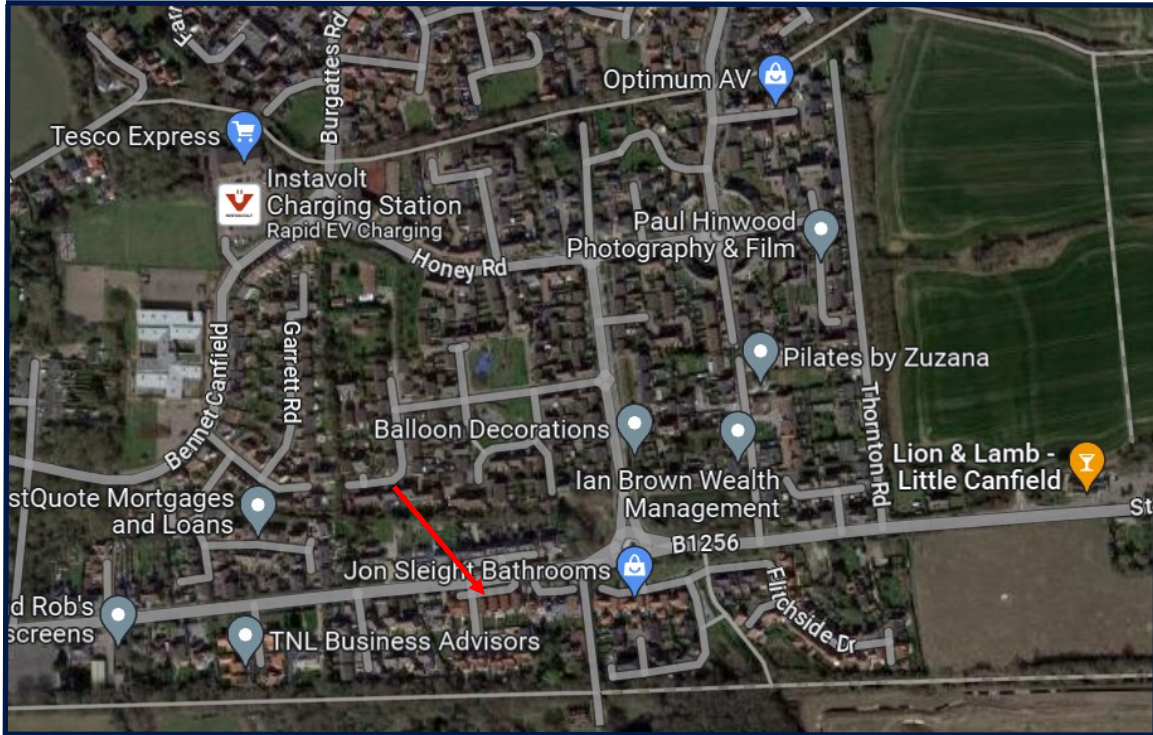
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as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

**Clover Drive** is situated in Little Canfield between Great Dunmow and Bishop's Stortford that offers Takeley Primary School, nursery and community hall. Further schooling and facilities are available in the nearby towns as well as public houses and restaurants. The nearby A120 bypass supplies quick and easy access to M11/M25 at the Bishop's Stortford junction which of course benefits from London Stansted International Airport that also supplies mainline railway links to London Liverpool Street Station.

## DIRECTIONS



## FULL PROPERTY ADDRESS

3 Clover Drive, Little Canfield, Dunmow, Essex  
CM6 4AH

## COUNCIL TAX BAND

Band E

## SERVICES

Mains electric, gas fired central heating, mains  
water and drainage

## LOCAL AUTHORITY

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

**AGENTS NOTE:** 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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Are you a developer looking for an agent to market or value your site?