



PESTELL & Co
ESTABLISHED 1991

3 Cawbeck Road, Little Canfield, Dunmow, Essex

GUIDE PRICE - £499,000

A well proportioned four bedroom detached family house situated on a corner plot. The modern and spacious internal accommodation comprises: entrance hallway, ground floor cloakroom, three reception rooms, kitchen/breakfast room and utility room. On the first floor there are the four bedrooms, one with an en-suite shower room, another with a dressing room, and a family bathroom. Externally, there is a Southerly facing rear garden, additional lawn space to the side, a garage with driveway parking for 2 vehicles to the front. All within walking distance of local schooling and amenities.

Part glazed front door into:

Entrance Hallway:

Wood effect laminate flooring, under stairs cupboard, radiator and two ceiling light points. Carpeted stairs to first floor accommodation and door into:

Downstairs W.C.:

Wood effect laminate flooring, low level w.c., pedestal wash hand basin, radiator, extraction fan and ceiling light point.

Living Room - 16'1 x 10'10 (4.90m x 3.30m)

Wood effect laminate flooring, double glazed, bay window to front and patio doors with side windows to rear garden. Feature fireplace with gas fire, two radiators and two ceiling light points.



Dining Room - 10'10 x 9'6 (3.30m x 2.90m)

Wood effect laminate flooring, double glazed bay window to front, further window to side, radiator and ceiling light point.



Study - 10'10 x 5'8 (3.30m x 1.73m)

Wood effect laminate flooring, double glazed window to side, radiator and ceiling light point.



Kitchen/Breakfast Room - 16'9 x 11'6 (5.10m x 3.50m)

Vinyl flooring, a range of eye and base level units with complementary work surface and inset sink and drainer unit. Built in double oven, 5 ring gas hob with matching extraction over, integral fridge/freezer and dishwasher. Two double glazed windows to side and patio doors with side windows to rear garden, radiator, ceiling light point and door into:

Utility Room - 6'7 x 5'3 (2.00m x 1.60m)

Vinyl flooring, complementary work surface with stainless steel sink unit and units below, space for washing machine and wall mounted boiler. Double glazed door to rear garden, radiator, extraction fan and ceiling light point.



First floor landing: carpeted, double glazed window to rear, airing cupboard, loft access, ceiling light point. Doors into:

Bedroom 1 - 11'4 x 9'2 (3.45m x 2.79m) max

Carpeted, dual aspect double glazed windows to both sides, two sets of built in double wardrobes, two radiator and ceiling light point. Door into:

En-suite Shower Room:

Vinyl flooring, walk-in double shower cubicle, low level w.c. and pedestal wash hand basin. Double glazed, opaque window to side, heated towel rail, part tiled walls, extraction fan and inset down lighters.



Bedroom 2 - 11' x 8'6 (3.35m x 2.59m)

Carpeted, double glazed window to front, radiator, ceiling light point. Open into:

Dressing Room - 11' x 5'1 (3.35m x 1.55m)

Carpeted, two double glazed, opaque windows to rear, four built in double wardrobes, radiators and ceiling light point.

Bedroom 3 - 11'8 x 9 (3.56m x 2.74m)

Carpeted, double glazed window to front, radiator and ceiling light point.

Bedroom 4 - 8'6 x 7'11 (2.59m x 2.41m)

Carpeted, double glazed window to side, radiator and ceiling light point.

Family Bathroom:

Vinyl flooring, panel bath with shower attachment, low level w.c., and pedestal wash hand basin. Double glazed, opaque window to front, heated towel rail, part tiled walls, extraction fan and ceiling light point.



Outside:

To the rear is an 'L-shaped' Southerly facing garden. Incorporating patio spaces and laid to lawn spaces, plus a storage shed (to remain). Enclosed by panel fencing and retaining wall, outside lighting and tap. Door into the garage and gated access to the parking. There is additional lawn space to the side of the house.

Garage - 'Up & Over' door, light and power.

Hardstanding driveway with space for 2 vehicles.



FULL ADDRESS

3 Cawbeck Road, Little Canfield, Dunmow, Essex, CM6 1FY.

SERVICES

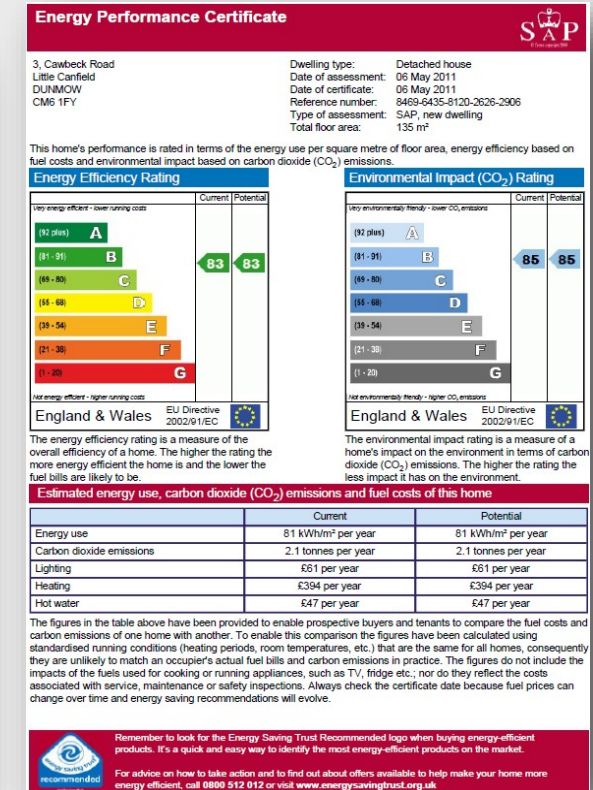
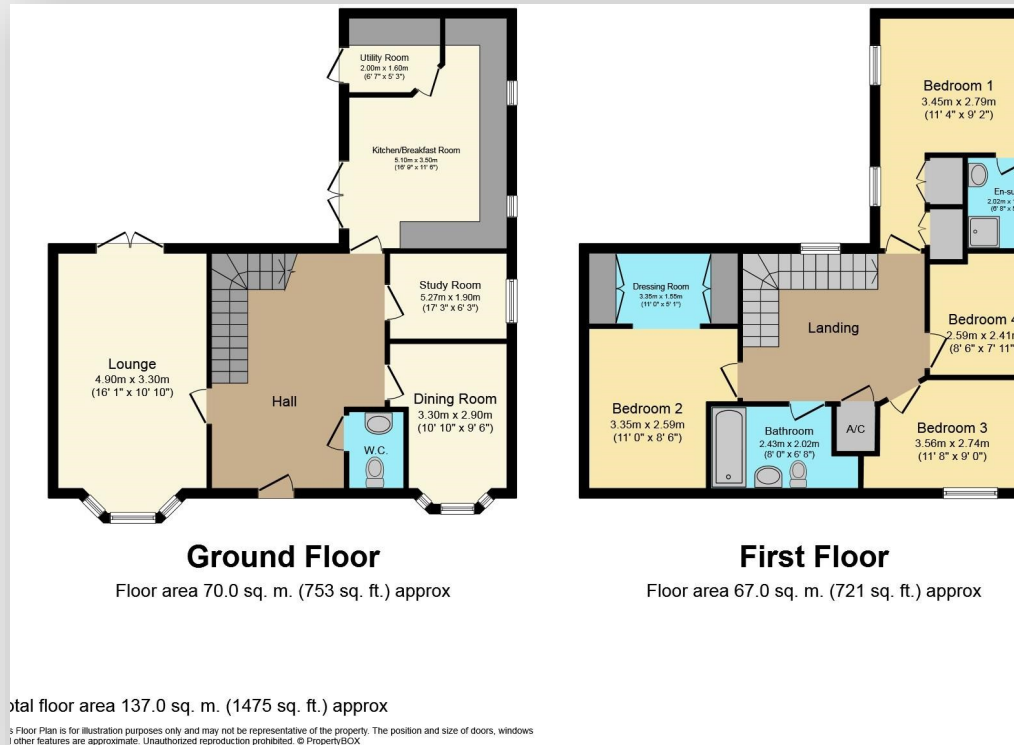
Gas fired central heating, Mains electricity, water and drainage

LOCAL AUTHORITY

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

COUNCIL TAX BAND

Band E



IMPORTANT NOTICE

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.