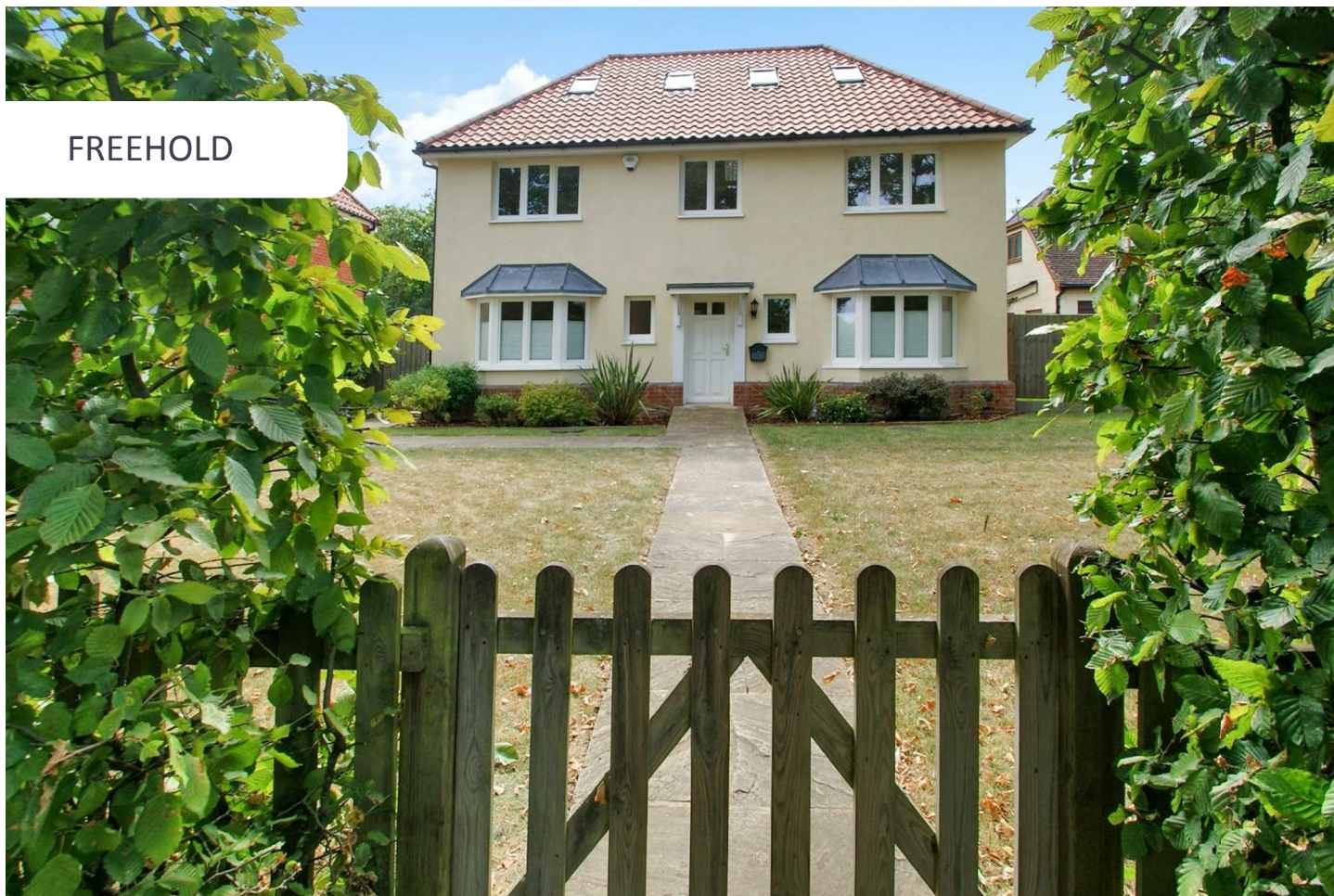


FREEHOLD



House - Detached (EPC Rating: B)

**WINTERSHULL CLOSE**

**LITTLE CANFIELD**

**CM22 6FN**

**Price Guide**

**£750,000**

- NO ONWARD CHAIN
- DETACHED FAMILY HOME
- 5 BEDROOMS
- 3 BATHROOMS
- 3 RECEPTION ROOMS
- OVER 3 FLOORS
- TANDEM GARAGE
- GATED DEVELOPMENT OF 5 OTHER HOUSES
- GARDEN & PATIO
- KITCHEN/DINER



**Fordyce Furnivall**  
Residential Sales & Letting Agents



5



3



3



B

# 5 Bedroom House - Detached located in LITTLE CANFIELD

A beautifully presented 5 bedroom 3 bathroom detached family home situated in a gated development of just 5 other houses located in Little Canfield, conveniently located between the market towns of Bishop's Stortford and Great Dunmow. The spacious accommodation comprises entrance hall, cloakroom, study, dining room, living room, kitchen/breakfast room and utility room while on the first floor there are four bedrooms, one with en suite and the family bathroom. To the second floor is the master bedroom with dressing area and en suite bathroom. The front garden is laid to lawn with mature trees and flowerbeds. Side gated pedestrian access leads to the attractive rear garden laid to lawn with paved patio area, timber fence surround and paved pathway leading to the tandem garage, up and over door with power and light connected. Additional features include a Geothermal heat pump, heat exchange ventilation system, Oak flooring, underfloor heating to the ground floor individually thermostatically controlled, German engineered wood framed double glazing with open and tilt system and Granite work top surfaces. **\*\*NO ONWARD CHAIN\*\***

## SITUATION

Backing directly onto the Flitch Way Country Park which runs for fifteen miles from Braintree station to Start Hill near Bishops Stortford and is an important greenway and wildlife corridor. For most of the way it provides a safe traffic free environment for walkers, cyclists and horse riders and forms part of National Cycle Network Route 16. Little Canfield is ideally located for both international and local transport links with the M11 and Stansted Airport both nearby. There is a wealth of footpaths and cycle ways close by that lead to pretty villages and country pubs. Just over 2 miles away is the National Trust's Hatfield Forest, with 1,000 acres of woodland and two ornamental lakes. The busy market town of Bishop's Stortford offers an excellent range of amenities, including multiple shopping facilities, schooling for all ages and many sports and social facilities. There is also a mainline railway station with connections to London Liverpool Street and Cambridge

## GROUND FLOOR

### COVERED PORCH

Door with glazed panels, courtesy light.

### ENTRANCE HALL

Oak flooring, under floor heating, inset spotlights, contemporary wooden staircase with metal finials rising to the first floor, doors off to:

### CLOAKROOM

Double glazed frosted window to the front aspect, rectangular wash hand basin with vanity unit under, tiled splash back, low flush WC, Oak flooring, under floor heating, inset ceiling lights.

### STUDY

9'2" x 7'1"

Double glazed bay window to the front aspect, Oak flooring, under floor heating, inset ceiling lights, telephone point.

### DINING ROOM

12'7" x 9'1"

Double glazed bay window to the front aspect, Oak flooring, under floor heating, inset ceiling lights.

### LIVING ROOM

17'2" x 12'8"

Oak flooring, under floor heating, inset ceiling lights, T.V. and satellite points, double glazed French doors with glazed side panels onto the rear garden.

### KITCHEN/BREAKFAST ROOM

12'0" x 18'11"

Luxurious kitchen fitted with base and eye level units with Granite work surfaces over and Granite upstands, inset 1 1/4 ceramic sink, CDA Range cooker with ceramic hob, tiled splash back and chimney style extractor over, central Island unit with Granite work surface over, American style fridge/freezer, integrated dishwasher, inset ceiling lights, tiled floor, window to the rear aspect and door onto the rear garden.

### UTILITY ROOM

Fitted with base and eye level units with complementary roll edge work surface over, inset stainless steel sink with tiled splash back, plumbing and space for washing machine and tumble dryer, door onto the rear garden.

## FIRST FLOOR

### LANDING

Galleried landing, window to the front aspect, radiator, airing cupboard housing pressurised water tank, staircase to the second floor, doors off to:

### BEDROOM 2

13'4" x 10'4"

Windows to the front and side aspects, 2 built-in wardrobes, inset ceiling lights, door into:

### ENSUITE SHOWER ROOM

Walk-in double shower, low flush WC, pedestal wash hand basin, chrome heated towel rail, part tiled walls, tiled floor, frosted window to the rear aspect.

### BEDROOM 3

11'2" x 10'10"

Window to the front aspect, radiator.

### BEDROOM 4

12'0" x 8'5"

Window to the rear aspect, radiator.

### BEDROOM 5

8'3" x 7'8"

Window to the rear aspect, radiator.

### BATHROOM

Shower cubicle, bath with hand held shower, pedestal wash hand basin, low flush WC, tiled floor, half tiled walls, frosted window to the rear aspect.

## SECOND FLOOR

### MASTER BEDROOM

11'8" x 12'11"

Four Velux windows to the front and rear aspects, radiator, eaves storage cupboard, T.V. and satellite points.

### DRESSING AREA

Velux windows to the rear and front aspects, dressing area, double fitted wardrobe with sliding mirrored doors, boarded eaves storage cupboard, doors into:

### ENSUITE BATHROOM

Velux window, double shower, wash hand basin with vanity unit under, low flush WC with concealed cistern, tiled floor, fully tiled walls, chrome heated towel rail.

## OUTSIDE

### GARDEN

The front garden is mainly laid to lawn with flower bed, mature trees and paved pathway leading to the front door. Side gated pedestrian access leads to the rear garden laid to lawn with paved patio area, timber fence surround and paved pathway leading to the double garage.

### TANDEM GARAGE

9'7" x 34'4"

Tandem garage with up and over doors, power and light connected.





#### SERVICE CHARGE

Each owner of a property within Wintershall Close is obliged to become a shareholder of the Company and will have to contribute an equal share of the costs incurred by the Company in providing services on 1) Garden maintenance 2) Insurance 3) Gates maintenance and servicing, and carrying out its functions to look after the joint facilities. That will also include any necessary insurances for liability arising against the Company as a result of its responsibilities and obligations.

It is estimated that the initial annual cost of administering the Company and providing the services will be £955 p.a. or £79.58 pcm.

#### LOCAL AUTHORITY

Uttlesford District Council

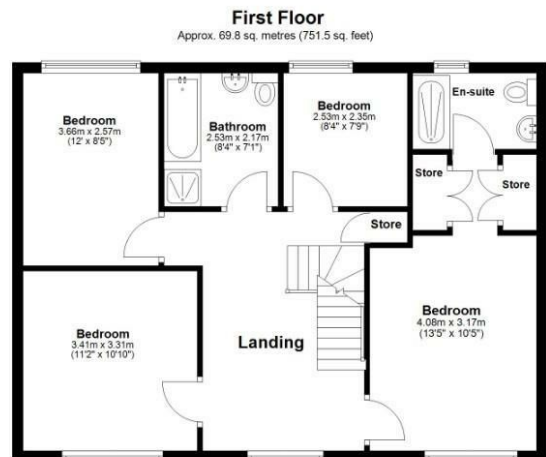
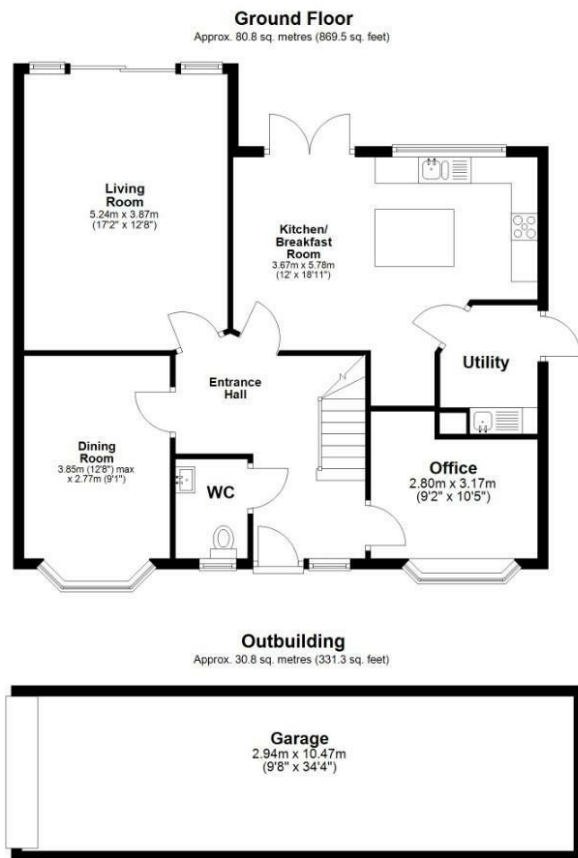
Tax Band: F

£3,553.32

#### AGENT'S NOTE

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.





Total area: approx. 208.9 sq. metres (2248.1 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

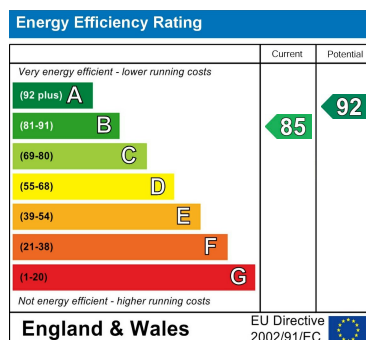
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Plan produced using PlanUp.□

**Wintershull Close**

Council Tax Band

**F**

Energy Performance Graph



Call us on

**01279 658758**

**sales@fordycefurnivall.co.uk**

**www.fordycefurnivall.co.uk**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.