



12 Ventnor Road, Quendon
CB11 3NT



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

12 Ventnor Road

Quendon | Essex | CB11 3NT

Guide Price £825,000

- Substantial modern detached family home
- Extending to approximately 2,511 sqft
- Forming part of this exclusive development built in 2018
- Beautiful enclosed, landscaped garden
- Five Bedrooms, 4 Bathrooms, including dressing room and en suite to principle bedroom
- Off Road Parking and Garage
- Three reception room, beautiful fitted kitchen/breakfast room
- Situated on the edge of this popular village.
- Well located for Stansted Mountfitchet train station, 3.2 miles with regular direct services to London Liverpool Street in under 45 minutes'

The Property

A substantial five double bedroom detached family home, located on a quiet cul-de-sac in the sought after area of Quendon bordering Rickling Green. This extremely impressive and spacious home is arranged over three floors with detached garage, off road parking and attractive gardens.

The Setting

Quendon is an attractive village just south of Saffron Walden and within easy reach of mainline rail stations Stansted, Audley End and Bishops Stortford. There is a Primary School, Inn/restaurant and a Parish Church. Adjoining Quendon is the village of Rickling Green with its traditional pub on the village cricket green. The popular village of Stansted, 2 miles south, has a range of amenities including a Church, Inns, shops, a post office, excellent schools and even a castle and museum. It has its own railway station, with a fast service into London's Liverpool Street (Stansted Express), to Stratford and to Cambridge. The market town of Saffron Walden with its excellent shopping and recreational facilities is 6 miles away and the larger town of Bishops Stortford approximately 5 miles away, also has a main line station, various shopping facilities and schooling for all ages. The M11 motorway (junction 8) is approximately 5.5 miles south, also giving access to Stansted Airport. The A11 and Cambridge are to the north.

The Accommodation,

This substantial 5-bedroom detached family home offers well-appointed modern living accommodation over 3 floors extending to approximately 2,511sqft and finished to an excellent specification. In detail the accommodation comprises





on the ground floor of a light and airy entrance hallway with stairs to the first floor with a storage cupboard beneath, and a door leading to the cloakroom. The spacious living room has a bay window to the front aspect and glazed double doors leading to another reception room which is currently utilised as an office, there are French doors leading to the rear patio area. Glazed double doors lead from the entrance hall to the kitchen / breakfast / dining room, which has a window to the front and French doors leading to the patio area providing the room with an abundance of natural light. The well-appointed kitchen is beautifully fitted with an extensive range of cupboards and integrated appliances. This also includes an island and a breakfast bar. A door from the kitchen leads to the utility room where there is space for appliances and a door leading to the rear garden. The first floor offers the master suite which includes an ensuite shower room and dressing room. There are two further double bedrooms, one with en-suite and a family bathroom. The second floor offers two further double bedrooms and a shower room.



OUTSIDE

To the front of the property there is a driveway proving parking which leads to the garage, attractively planted front gardens. The private enclosed rear garden is beautifully landscaped and is mainly laid to lawn. A paved patio runs along the rear of the house as well as extending down the side of the garage providing good space for outdoor entertaining. The rear of the garden benefits from extensive and well stocked raised beds. The Garage benefits from a side pedestrian door and as side gate provides access to the front of the property.

Services

Mains electric, water and drainage are connected. Gas fired central heating. Ultrafast broadband is available and mobile signal is likely.

Tenure – Freehold

Property Type - Detached

Property Construction – Brick with tiled roof

Local Authority – Uttlesford District Council

Council Tax – G

Agents Note – Annual service charge approximately £900, reviewed annually

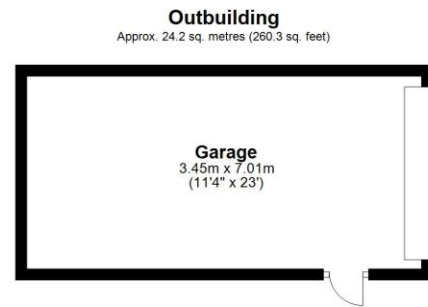








01799 668600 arkwrightandco.co.uk



Total area: approx. 233.3 sq. metres (2511.2 sq. feet)

Floor plan for guidance only
Plan produced using PlanUp.

Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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info@arkwrightandco.co.uk
www.arkwrightandco.co.uk



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