



1 Watts Yard, Manuden
CM23 1DN



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1 Watts Yard

Manuden | Essex | CM23 1DN

Guide Price £675,000

- A well-presented four-bedroom, three-bathroom semi-detached home
- Renovated to a high standard throughout by the current owners
- Open plan kitchen/diner with doors opening to the garden
- Principal bedroom with dressing area and ensuite with underfloor heating
- Bedroom two also has an ensuite with underfloor heating
- Secure gated parking and mature rear garden
- Offered with no upward chain

The Property

A wonderful four-bedroom, three-bathroom semi-detached single storey property which has been greatly improved and updated by the current owners. The property offers 1440 sqft of well-proportioned living accommodation accessed via a gated driveway with parking for two vehicles and mature rear garden. Offered with no upward chain.

The Setting

The property is located just off the main street through the pretty and sought-after village of Manuden. The property is surrounded by beautiful country walks and located close to the Herts/Essex border and approximately 4 miles north of the market town of Bishop's Stortford and just over 10 miles to Saffron Walden, both offering an extensive range of amenities, various shops, restaurants and sporting facilities, excellent schooling for all ages. The Manuden Primary School is rated 'Good' by Ofsted. There are mainline railway stations at Stansted Mountfitchet and Bishop's Stortford with direct links to London Liverpool Street (from 38 minutes) and Cambridge. Stansted Airport and J8 of the M11 are approximately 10 minutes by car. Stansted's International Airport is approximately 7 miles away.

The Accommodation

In detail the property comprises an entrance hall with windows to two aspects, built in storage cupboard, access to the loft hatch and doors to the adjoining rooms. The superb open plan kitchen/dining room is filled with natural light from two Velux windows, two sets of double patio doors and windows overlooking the garden. The bespoke, in frame kitchen is fitted with a contrasting range of base and eye level units with composite marble work surfaces over, inset Franke sink with removable mixer tap head, glazed display shelving, Zanussi built-in double oven, Neff ceramic hob, plumbing for water softener and bespoke drawer units. An inner hall has an airing cupboard housing hot water cylinder, fed by the oil-fired heating system or an immersion heater, door to rear patio and door to the utility room which is fitted with a range of base and eye level units, composite marble work surfaces with upstands, inset Franke 1½ bowl sink, plumbing for dishwasher and washer/dryer and heated towel rail. A wonderful sitting room has a sliding patio door leading to the rear patio and garden beyond, high partly vaulted ceiling with free standing cast iron contemporary multi-fuel log burner with a marble hearth.





The principal bedroom is a large room with window to front aspect, walk-in dressing area with sliding wardrobe doors, two further Velux windows to ceiling and door to ensuite, comprising a corner shower cubicle, wash hand basin, heated illuminated mirror, bidet, W.C, heated towel rail, and underfloor heating. Bedroom two is a double room with window to front aspect and door to ensuite. Comprising W.C, bidet, bespoke vanity sink unit with a free-standing china bowl, heated illuminated mirror, shower cubicle, heated towel rail, an additional wall-mounted time heater, and underfloor heating. Bedroom three is a good size room with window to side aspect with a Velux skylight and double fitted wardrobe. A fourth bedroom is currently utilised as a study with window to front aspect and feature stone fireplace with cast iron mixed-fuel burner. The family bathroom comprises a side jet panelled jacuzzi bath with wall and ceiling mounted shower heads, vanity wash hand unit, free-standing china bowl, WC, bidet, a dual-fuel heated towel rail with timer, and underfloor heating.

Outside

The front of the property is a gravel driveway with electronically operated gates offering parking for two vehicles and there is a front lawned garden with shrubbed borders. A side access gate leads to the rear of the property opening onto



an extremely secluded rear garden, predominantly laid to lawn with three patio/terrace areas offering excellent entertaining space, flower beds and shrubbed borders, along with an ornamental pond.

Services

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

Tenure – Freehold

Property Type – Semi - detached

Property Construction – Brick with slate roof

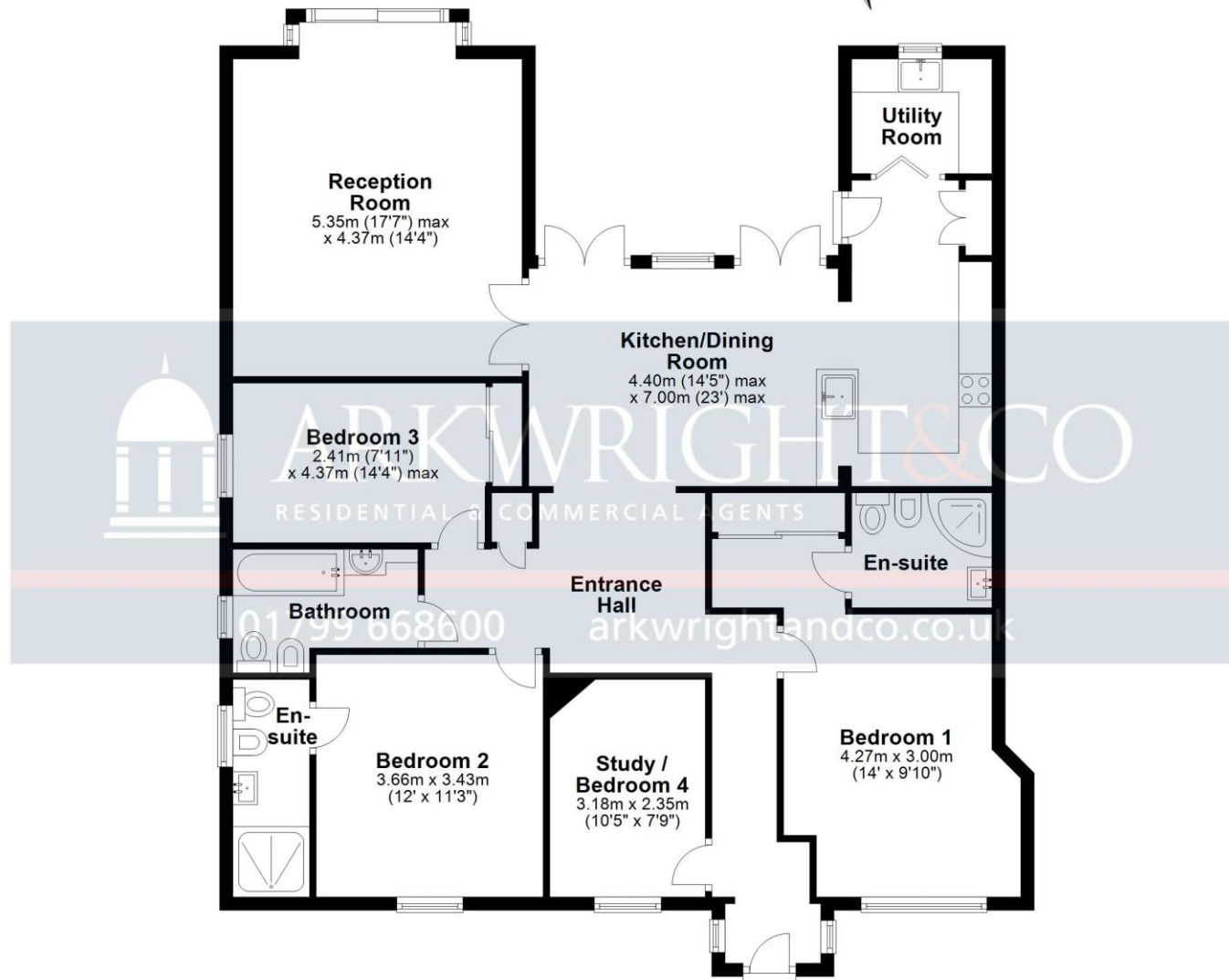
Local Authority – Uttlesford District Council

Council Tax – E



Floor Plan

Approx. 134.0 sq. metres (1442.0 sq. feet)



Total area: approx. 134.0 sq. metres (1442.0 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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