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Marks Hall Lane, Dunmow Offers invited £775,000

Aspire Estate Agents is pleased to offer this beautifully improved five double bedroom detached home, located in the highly sought-after village of White Roding. The village boasts the renowned Bretts Farm, which features a country shop, garden centre, restaurant, bar, and access to numerous scenic country walks. Just a short drive away is Hatfield Heath, offering a Co-op store and public houses. Chelmsford, only 20 minutes away, provides multiple shopping centres, recreational facilities, and a mainline train station with services to London Liverpool Street and Cambridge. The nearest mainline station is in Sawbridgeworth, just 12 minutes by car, also on the London Liverpool Street and Cambridge line. Both Harlow and Bishop's Stortford are within a 15-20 minute drive, offering extensive shopping areas, schools, and recreational facilities. Additionally, the historic town of Dunmow is nearby, providing shops for all your daily needs.

This property has been extensively enhanced by the current owners and features a spacious lounge, dining room, study, kitchen/breakfast room, utility room, five double bedrooms, with the principal bedroom offering an en-suite, a guest suite, and four well-appointed toilets. The home benefits from gas-fired heating, a sunny rear garden with stunning rural views, double-glazed windows, excellent parking, and a double garage. Best of all, this property is being offered chain-free, making it an exceptional opportunity to secure a home in this desirable location.

Front Door:

Secure multi-locking composite door leading to:

Spacious Entrance Hall:

Measuring 16' 8" x 7' 8" (5.08m x 2.34m), with stairs rising to the first-floor galleried landing. Features include a cloaks cupboard, two double panel radiators, and tiled flooring. Double doors open into:

Large Lounge:

A generous 30' 0" x 13' 8" (9.14m x 4.17m) space with aluminum bi-folding doors opening onto the terrace and garden. The room features a modern log-burning stove on a tiled hearth with an oak bressummer, a front bay window with bespoke units, an entertainment cupboard with a hidden pop-up TV, surround sound wiring, two sets of double-opening windows with plantation shutters, two double panel radiators, and high-quality wood-effect dark laminate flooring.

Dining Room:

Measuring 14' 6" x 9' 6" (4.42m x 2.90m), with double-glazed windows on two sides, a double radiator, and fitted carpet.

Inner Lobby:

Leading to:

Cloakroom:

Includes a button-flush WC, contemporary wash hand basin with a monobloc tap, double radiator, opaque double-glazed window, and tiled flooring.

Study:

A 9' 6" x 7' 8" (2.90m x 2.34m) room with a double-glazed front window, double radiator, and fitted carpet.

Kitchen:

Measuring 14' 0" x 11' 10" (4.27m x 3.61m), this paneled kitchen features a 1½ bowl inset stainless steel sink unit with a cupboard beneath, a range of matching base and eye-level units, an integrated fridge, a four-ring Neff hob with extractor hood, tiled splashbacks, a Neff double oven and grill, and a peninsular unit dividing the breakfast area. Tiled flooring and double-glazed windows with garden views. Door to:

Utility Room:

With a double-glazed multi-locking door to the garden, a wall-mounted Worcester Bosch gas-fired boiler, plumbing for a washing machine and tumble dryer, space for a tall fridge/freezer, double radiator, and tiled flooring.

Spacious First Floor Galleried Landing:

Measuring 19' 2" x 9' 10" (5.84m x 3.00m), with a front-facing double-glazed window, single panel radiator, and access to a partially boarded loft space via a pull-down ladder with lighting. Includes a large, fully racked airing/linen cupboard.

Principal Bedroom:

A spacious 14' 8" x 13' 6" (4.47m x 4.11m) room with a double-opening window to the rear offering scenic rural views, double radiator, fitted wardrobe cupboards, featured lighting, quality laminate wood-effect flooring, and a door to:

En-Suite Shower Room 1:

Features a walk-in shower with a fixed head and removable spray, a large wash hand basin incorporated into a double drawer unit, button-flush WC, satin double-glazed window, enamel heated towel rail, fully tiled walls and flooring, a display niche, and a hands-free illuminated mirror.

Bedroom 2:

Measuring 12' 4" x 8' 10" (3.76m x 2.69m), with a double-opening rear window providing rural views, double radiator, wood-effect flooring, and a door to:

En-Suite Shower Room 2:

Includes a fully tiled shower cubicle, wash hand basin with monobloc tap and pop-up waste incorporated into a cupboard unit, button-flush WC, fully tiled walls and floor, display niche, and hands-free illuminated mirror.

Bedroom 3:

A 11' 6" x 9' 2" (3.51m x 2.79m) room with a front-facing double-glazed window, single radiator, double-opening wardrobe cupboard, and laminate wood-effect flooring.

Bedroom 4:

Measuring 10' 0" x 9' 0" (3.05m x 2.74m), with a rear-facing double-glazed window, double-opening wardrobe cupboard, double radiator, and laminate wood-effect flooring.

Family Bathroom:

This high-quality contemporary suite includes a centrally located dual-backed bath with a chrome upstand and telephone shower attachment, button-flush WC, large china wash hand basin with mixer tap and pop-up waste incorporated into a drawer and cupboard unit, fully tiled walls and flooring, enamel heated towel rail, opaque double-glazed front window, and a hands-free illuminated mirror.

Outside:

The Rear:

The property boasts a sunny, westerly aspect garden measuring 54ft x 47ft. The garden is primarily laid to grass with a prepared bed, ready for planting. A paved terrace directly to the rear of the property offers side pedestrian access. A large side patio area with a gateway leads to the front parking area (also incorporating a flow gas tank). The garden is enclosed by close-boarded fencing. To the rear, a veranda, outside water supply, and lighting complete the exterior features.

The Front:

The property is approached via a block-paved drive, leading to an extensive block-paved parking area.

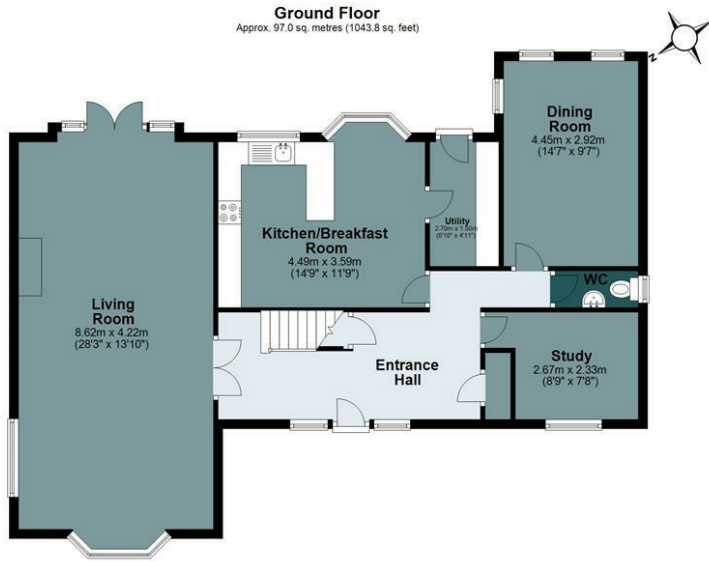
Detached Double Garage:

Features an electronically operated roller door, with light and power installed. A large loft area is accessible by a pull-down ladder.

Local Authority:

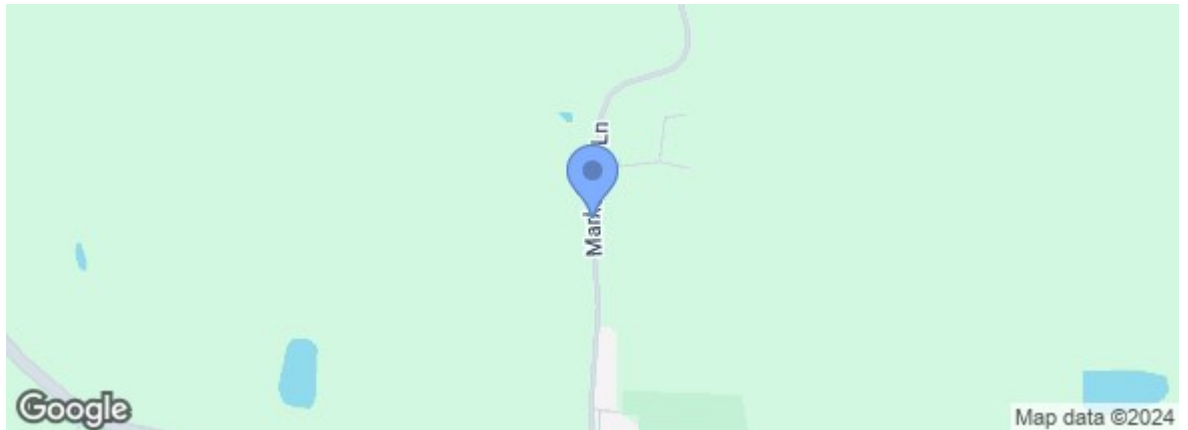
Uttlesford Council

Council Tax Band: To be confirmed.



Total area: approx. 177.6 sq. metres (1912.1 sq. feet)
Marks Hall Lane

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.