



PESTELL & Co
ESTABLISHED 1991

9 JENNINGS CLOSE, STORTFORD FIELDS, BISHOPS STORTFORD, HERTS.

GUIDE PRICE - £790,000

An immaculately presented and very spacious (over 2200 sq ft), recently built, five bedroom detached family home, tucked away at the end of a quiet cul-de-sac on the popular Stortford Fields development. The property consists of entrance hallway, three reception rooms, an open plan kitchen/family/dining room and a utility/w.c. On the first floor there are five double bedrooms, two of which have en-suite shower rooms, as well as family bath/shower room. Externally is a good size, low maintenance rear garden and a detached double garage, plus generous driveway parking to the side.

Part glazed front door leading to:

ENTRANCE HALLWAY:

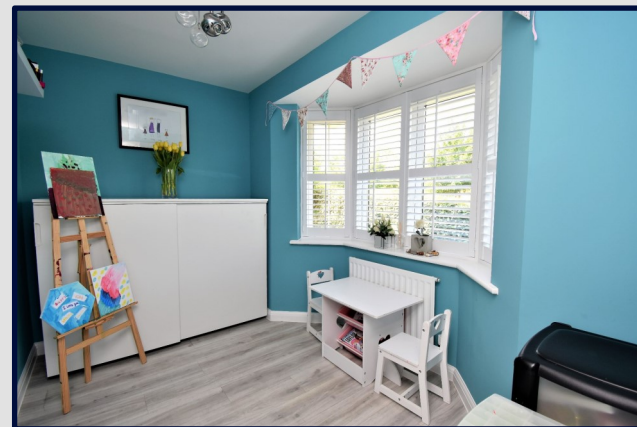
Wood effect laminate flooring, under stairs cupboard, radiator and ceiling light point. Carpeted staircase to first floor. Doors into:

SITTING ROOM - 12'3 x 9'8 (3.74m x 2.95m)

Carpeted, bay window to front, radiator and ceiling light point.

STUDY - 10'5 x 6'2 (3.17m x 1.87m)

Wood effect laminate flooring, bay window to front, radiator and ceiling light point.



LIVING ROOM - 18'10 x 14'5 (5.73m x 4.39m)

Carpeted, 'Bi-folding' doors to rear garden, two radiators and two ceiling light points.

CLOAKROOM/UTILITY:

Wood effect laminate flooring, low level w.c., pedestal wash hand basin. Work surface with unit and washing machine below, concealed boiler, cupboard housing the water tank, extraction fan and ceiling light point.



KITCHEN/DINING/FAMILY ROOM - 18'10 x 16'1 (5.73m x 4.91m)

Wood effect laminate flooring, an extensive range of eye level and base level units with complementary work surface and inset sink unit. Two built in ovens, five ring gas hob with extraction over, integrated dishwasher and fridge/freezer. Bi-folding doors to rear garden, window to side, radiator, two ceiling light points and inset down lighters.



BEDROOM 4 - 10'x 9'10 (3.06m x 3.00m)

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

BEDROOM 5 - 14'6 x 8'3 (4.3m x 2.51m)

Carpeted, window to rear, radiator and ceiling light point.

FAMILY BATH/SHOWER ROOM:

Tiled flooring, panel bath with shower attachment, separate double shower cubicle, pedestal wash hand basin and low level w.c. Opaque window to side, heated towel rail, extraction fan and ceiling light point.



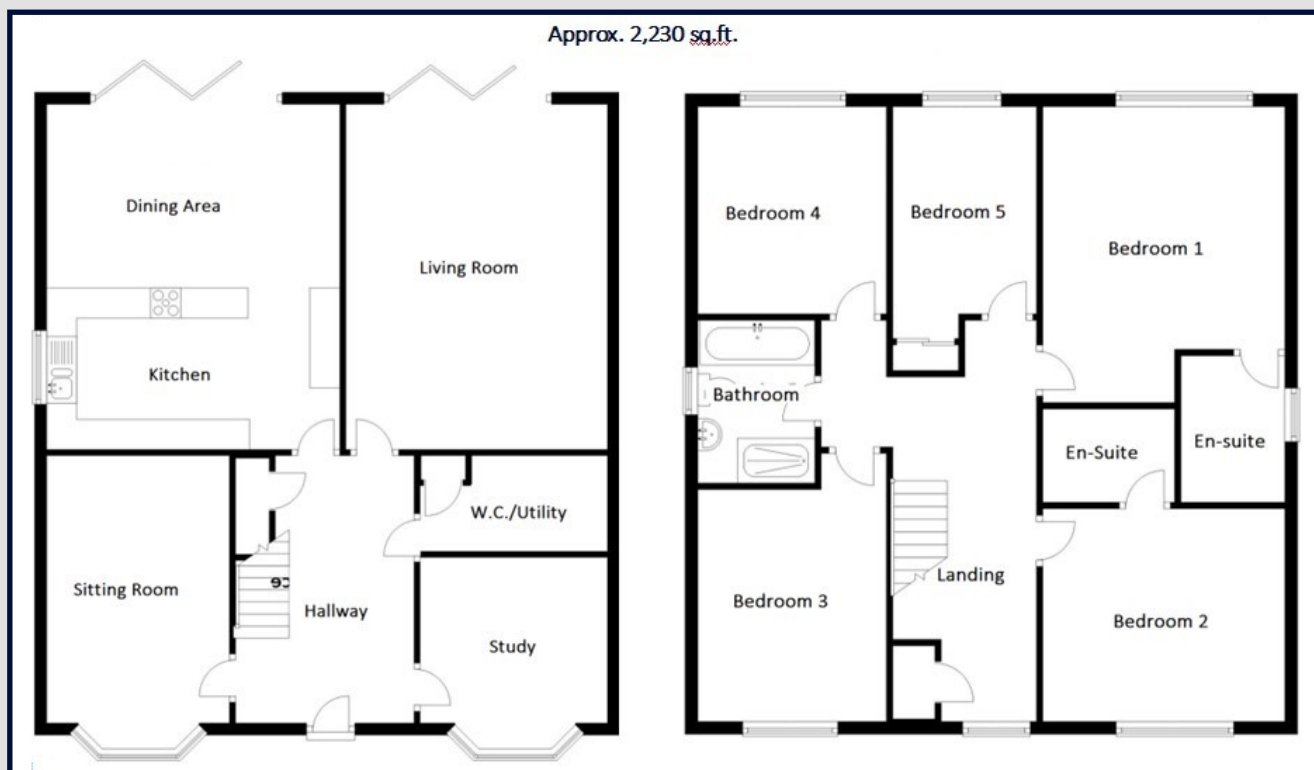
OUTSIDE:

To the rear is a good size garden with patio off the back of the house. The remainder is artificial grass. Outside power and tap, door into garage and gated side access leading to the front.

DETACHED DOUBLE GARAGE - Two 'Up & Over' doors to front, access door from the garden, light and power.

Off street parking in front of the garage for four vehicles.





Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FULL ADDRESS

9 Jennings Close, Stortford Fields, Bishops Stortford, Herts, CM23 2UZ

SERVICES

Gas fired central heating, mains electricity, water and drainage

LOCAL AUTHORITY

East Herts Council, Charringtons House, Bishops Stortford, Herts, CM23 2ER

COUNCIL TAX

Band G

**Instruction by**

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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.

FIRST FLOOR LANDING AREA:

Carpeted, window to front, storage cupboard, radiator, loft access and ceiling light point. Doors to all rooms:

BEDROOM 1 - 15'3 x 12'2 (4.65m x 3.71m)

Carpeted, window to rear, a bank of built in wardrobes, radiator and ceiling light point. Door into:

EN-SUITE SHOWER ROOM:

Tiled flooring, double shower cubicle, pedestal wash hand basin, low level w.c. Opaque window to side, heated towel rail, extraction fan and inset down lighters.



BEDROOM 2 - 12'11 x 10'9 (3.94m x 3.27m)

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

EN-SUITE SHOWER ROOM:

Tiled flooring, double shower cubicle, pedestal wash hand basin, low level w.c. Heated towel rail, extraction fan and inset down lighters.

BEDROOM 3 - 10'8 x 9'11 (3.26m x 3.02m)

Carpeted, window to rear, radiator and ceiling light point.

