

PESTELL & Co

ESTABLISHED 1991



RANULF ROAD, FLITCH GREEN
OFFERS IN EXCESS OF: £450,000

4 DOUBLE BEDROOM DETACHED FAMILY HOME | LIVING ROOM WITH LOG BURNER | KITCHEN BREAKFAST ROOM | UTILITY | DINING ROOM | HOME OFFICE | GROUND FLOOR CLOAKROOM | BEDROOM 1 AND 2 WITH EN-SUITES | FAMILY BATHROOM | SOUTH WEST FACING LOW MAINTENANCE ENTERTAINING GARDEN | OVERSIZED DETACHED SINGLE GARAGE WITH POWER | OFF STREET PARKING FOR 2 TO 3 VEHICLES

WWW.PESTELL.CO.UK

01371 879100

THE PROPERTY

A well presented 4 bedroom detached family home comprising of a kitchen breakfast room and separate utility room, living room with log burner, dining room, home office and cloakroom on the ground floor whilst enjoying 4 double bedrooms, two bedrooms enjoying en-suites and a family bathroom. Externally the property boasts a low maintenance entertaining south west facing garden with access to off road parking for 2 to 3 vehicles and an oversized detached single garage with power.



ENTRANCE HALL

CLOAKROOM

LIVING ROOM 16'1" X 11'7"

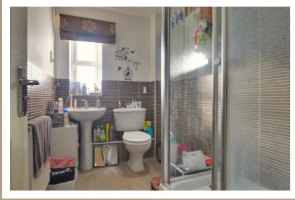
DINING ROOM 11'1" X 10'7"

HOME OFFICE 8'10" X 7'1"

KITCHEN BREAKFAST ROOM
15'6" X 8'10"

UTILITY





FIRST FLOOR GALLERIED LANDING

BEDROOM 1 – 11'6" X 8'8"

EN-SUITE

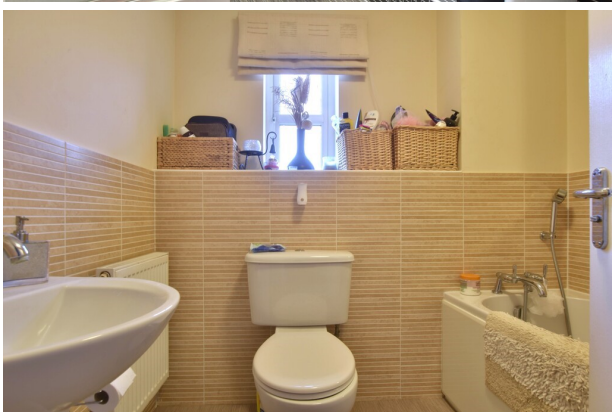
BEDROOM 2 – 10'1" X 9'8"

EN-SUITE

BEDROOM 3 – 11'1" X 9'2"

BEDROOM 4 – 9'1" X 8'1"

FAMILY BATHROOM



With composite and glazed door leading into:

ENTRANCE HALL

With stairs rising to first floor landing, under stairs storage cupboard, solid wood flooring, ceiling lighting, power points and doors to rooms;

CLOAKROOM

With close coupled W.C., wall mounted wash hand basin, obscure window to side, ceiling lighting, solid wood flooring.

LIVING ROOM 16'1" X 11'7"

With French doors and window to rear, window with shutters, log burner, ceiling lighting, wall mounted radiator, solid wood flooring, TV and power points.

DINING ROOM 11'1" X 10'7"

With window and shutters to front, wall mounted radiator, ceiling lighting, solid wood flooring, power points.

HOME OFFICE 8'10" X 7'1"

With window and shutters to front, wall mounted radiator, ceiling lighting, solid wood flooring, power points.

KITCHEN BREAKFAST ROOM 15'6" X 8'10"

With an array of eye and base level units and drawers with complimentary wood effect work surfaces, single bowl single drainer porcelain sink unit with mixer tap, freestanding Rangemaster with tiled splash back and extractor above, integrated fridge freezer, integrated dishwasher, cupboard housing gas boiler, breakfast bar with display cabinets and shelving, window to rear, ceiling lighting, power points, tiled flooring and archway to;

UTILITY

With an array of eye and base level units with complimentary wood effect work surfaces, single bowl single drainer porcelain sink unit with mixer tap, recess power and plumbing for both washing machine and tumble drier, composite and glazed door to rear, tiled flooring, ceiling lighting and power points.

FIRST FLOOR GALLERIED LANDING

With window and shutters to front, airing cupboard with pressurised hot water cylinder and slatted shelves, access to loft with ladder, part boarding and lighting, power point and doors to rooms;

BEDROOM 1 - 11'6" X 8'8"

With window and shutters to rear, built in four door wardrobe, ceiling lighting, wall mounted radiator, fitted carpet, power points and door to;

EN-SUITE

With fully tiled and glazed shower cubicle, pedestal wash hand basin with mixer tap, close couple W.C., obscure window to rear, wall mounted radiator, electric shaver point, insert ceiling down lighting, extractor fan, linoleum flooring.

BEDROOM 2 - 10'1" X 9'8"

With window and shutters to rear, built in four door wardrobe, ceiling lighting, wall mounted radiator, fitted carpet, power points and door to;

EN-SUITE

With fully tiled and glazed shower cubicle, pedestal wash hand basin with mixer tap, close couple W.C., obscure window to side, wall mounted radiator, electric shaver point, insert ceiling down lighting, extractor fan, linoleum flooring.

BEDROOM 3 - 11'1" X 9'2"

With window and shutters to front, ceiling lighting, wall mounted radiator, fitted carpet, power points.

BEDROOM 4 - 9'1" X 8'1"

With window and shutters to front, ceiling lighting, wall mounted radiator, fitted carpet, power points.

FAMILY BATHROOM

Comprising a three piece suite of panel enclosed bath with mixer tap, pedestal wash hand basin with mixer tap, close couple W.C., obscure window to side, wall mounted radiator, electric shaver point, insert ceiling down lighting, extractor fan, linoleum flooring.

THE PROPERTY

FRONT

Laid completely to block paving, storm porch and lighting to front door, personnel gate to rear garden and shared driveway leading to;

OVERSIZED DETACHED SINGLE GARAGE with up and over door, eaves storage, power and lighting. Parking for two to three vehicles on a tarmacadam driveway, and another personnel gate to;

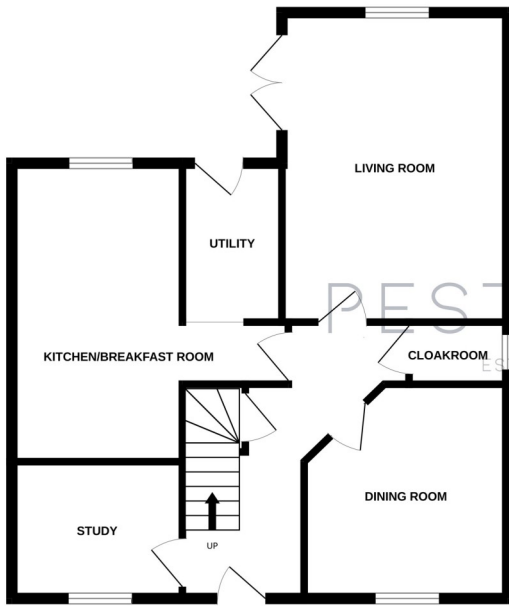
REAR GARDEN

Split into a number of sections for entertaining and enjoyment, with patio and artificial lawn, raised flower beds, storage areas and sheds all retained by close boarded fencing. Outside lighting and water point can be found.

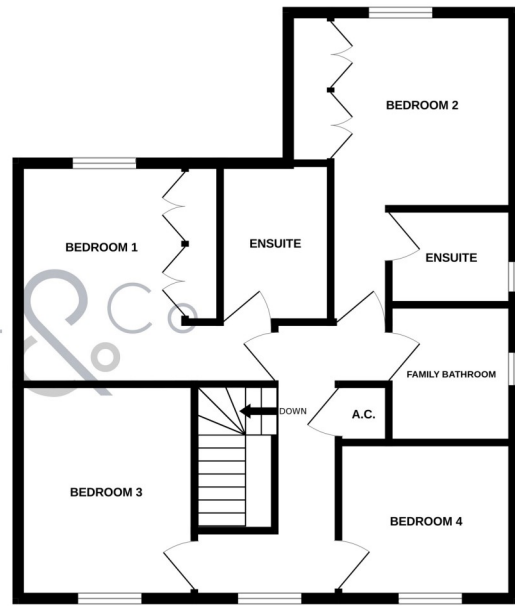


WANT TO VIEW THIS PROPERTY? DO YOU HAVE ANY QUESTIONS?
PLEASE DO NOT HESITATE TO CONTACT US 01371 879100

GROUND FLOOR
673 sq.ft. (62.5 sq.m.) approx.



1ST FLOOR
673 sq.ft. (62.5 sq.m.) approx.



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TOTAL FLOOR AREA : 1346 sq.ft. (125.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

THE LOCATION

Ranulf Road is situated in Flich Green, Little Dunmow, a popular development close to Great Dunmow with it's renowned Flich Green Primary School and convenient Co-Op. At its neighboring village of Felsted further schooling can be found along with another shop for your day to day needs, public houses and restaurant's. With the A120 bypass giving quick and easy access to M11/M25 access points at Bishop's Stortford which of course benefits from London Stansted International Airport that also supplies mainline railway links to London Liverpool Street Station. Further mainline station can also be found at Chelmsford with it's park-and-ride located on the north side of the city.

GENERAL REMARKS &
STIPULATIONS

D3379

FULL ADDRESS

43 Ranulf Road, Flich Green, Little Dunmow, Essex CM6 3GR

SERVICES

Gas central heating, Mains electricity, water and drainage

LOCAL AUTHORITY

Uttlesford District Council, London Road, Saffron Walden, CB11 4ER
01799 510510

COUNCIL TAX BAND

Band F

VIEWING

Strictly by appointment with the selling agent Pestell & Co. If there are any points which are of importance to you, we invite you to discuss them with us prior to you travelling to the property.

DIRECTIONS



OFFICE OPENING TIMES

Monday to Friday 9.00am to 6.00pm, Saturday's 9.00am to 5.00pm

IMPORTANT NOTICE

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.

ESTABLISHING OURSELVES AS A LEADING LOCAL
AGENT FOR 32 YEARS!!!



WE HAVE IT COVERED, PLEASE DO NOT HESITATE TO CALL ONE OF
OUR EXPERIENCED TEAM FOR FURTHER INFORMATION.

WOULD YOU LIKE A FREE HOME VALUATION?

WANT TO CHANGE AGENT AND GET YOUR PROPERTY SOLD?

DO YOU HAVE A PROPERTY THAT YOU WOULD LIKE TO RENT BUT UNCERTAIN
HOW TO GO ABOUT IT?

INTERESTED IN LAND ACQUISITION?

HAVE A COMMERCIAL PROPERTY TO SELL OR LET?

ARE YOU A DEVELOPER LOOKING FOR AN AGENT TO MARKET YOUR SITE?