

PESTELL & Co

ESTABLISHED 1991



MOSCOTTS, THAXTED

GUIDE PRICE – £750,000

- 4 BEDROOM EXECUTIVE FAMILY HOME
- LIVING ROOM WITH FIREPLACE
- DINING ROOM/PLAYROOM/OFFICE
- LARGE KITCHEN DINER
- UTILITY ROOM
- EN-SUITES TO BEDROOMS 1 & 2
- LARGE WEST FACING GARDEN
- DRIVEWAY WITH AMPLE PARKING
- DETACHED DOUBLE GARAGE
- COUNTRYSIDE VIEWS TO FRONT

An immaculately presented executive family home located within walking distance to the village centre yet with farmland views. This detached family home offers 4 bedrooms with en-suite shower rooms to both bedroom's 1 & 2, kitchen dining room with separate utility, formal dining room/playroom/home office and a living room with fireplace that further boasts French doors to the entertaining patio and large south westerly garden beyond. The front of the property enjoys ample gated driveway family parking and an oversized double garage, viewing is a must to truly appreciate.





With solid oak panel and obscure glazed front door opening into:

Entrance Hall

With stairs rising to first floor landing, ceiling lighting, smoke alarm, wall mounted fuse board and radiators, large storage cupboard, fitted carpet and doors to rooms.

Cloakroom

Comprising a low level WC with integrated flush, wall mounted wash hand basin with mixer tap and tiled splashback, ceiling lighting, extractor fan, half tiled surround, wall mounted radiator, tiled flooring.

Living Room 18'7" (into bay) x 13'4"

With large bay window to front with sliding sashes, French doors to patio and garden beyond, multi fuel burner with stone surround and hearth, ceiling lighting, smoke alarm, wall mounted radiators, TV and power points, fitted carpet.

Dining Room 12'1" x 9'11"

With Sliding sash windows to both front and side aspects, ceiling lighting, wall mounted radiator, power points, fitted carpet.

Kitchen Breakfast Room 18'6" x 12'5"

Comprising an array of eye and base level cupboards and drawers with complimentary quartz worksurface and splashback, inset ceiling down lighting and counter display lighting, 1 bowl under sunk stainless steel sink unit with worksurface integrated drainers and mixer tap over, five ring stainless steel gas hob with double oven beneath and extractor fan above, integrated dishwasher, integrated bin store, integrated fridge and freezer, window and French doors leading out to patio and garden beyond, tiled flooring, wall mounted radiator and kick plate heater, an array of power points, door to:

Utility

With workstation comprising an array of eye and base level storage cupboards, recess, power and plumbing for both washing machine and dishwasher, 1 bowl stainless steel sink unit with mixer tap, stone effect worksurface and splashback, cupboard housing a Glow Worm boiler, inset ceiling downlighting, extractor fan, smoke alarm, under counter water conditioning unit, window to side and further panel and glazed uPVC door to driveway, tiled flooring, an array of power points.

First Floor Landing

Ceiling lighting, smoke alarm, wall mounted radiator, window to side, power point, fitted carpet, airing cupboard housing pressurised hot water cylinder and shelf, access to loft with lighting and partial boarding, doors to rooms.

Bedroom 1: 16'3" x 12'7"

With window overlooking rear garden, ceiling lighting, built in twin wardrobes with mirrored sliding doors, wall mounted radiator, TV and power points, fitted carpets, door to:

Ensuite

Comprising a fully tiled and glazed shower cubicle with integrated shower, low level WC with integrated flush, wall mounted wash hand basin with mixer tap, half tiled surround, chromium heated towel rail, inset ceiling downlighting, extractor fan, obscure window to side, electric shaving point, tiled flooring.

Bedroom 2: 14'1" x 9'11"

With sliding sash windows to both front and side aspects with farmland views, ceiling lighting, wall mounted radiator, TV and power points, fitted carpet, door to:

Ensuite

Comprising a fully tiled and glazed shower cubicle with integrated shower, wall mounted wash hand basin with mixer tap, low level WC with integrated flush, chromium heated towel rail, inset ceiling downlighting, extractor fan, tiled flooring.

Bedroom 3: 12'5" x 10'8" (into bay)

Ceiling lighting, wall mounted radiator, built-in desk with farmland views, built-in four door wardrobe, fitted carpet, power points.

Bedroom 4: 9'3" x 7'8"

With window to rear, ceiling lighting, wall mounted radiator, built in storage with hanging rails, shelving and drawers, built in dressing table with drawers, ceiling lighting, TV and power points, fitted carpet.

Family Bathroom

Comprising a 3 piece suite of panel enclosed bath with mixer tap and shower attachment over, low level WC with integrated flush, wall mounted wash hand basin with mixer tap, half tiled surround, obscure window to side, inset ceiling downlighting, extractor fan, electric shaving point, chrome heated towel rail, tiled flooring.

OUTSIDE

The front of the property is approached via a wrought iron fence and twin gates leading to blocked paved pathway to front door with mature shrub and herbaceous planting, hedging and silver birch trees, further blocked paved driveway supplying off street parking for at least four or five vehicles with water point and access to utility room, personal gate to rear garden and twin up and over doors to:

Double Garage 22'11" x 20'4"

With up and over doors, ceiling lighting, ladder to boarded eaves storage, an array of power points and personnel door into:

Large west facing garden

Split into a variety of sections of entertaining patio, large lawn and well stocked shrub and herbaceous flower beds. Outside lighting, outside power points, display lighting, summer house on a paved slab can also be found whilst all being retained by close boarded fencing.



DETAILS

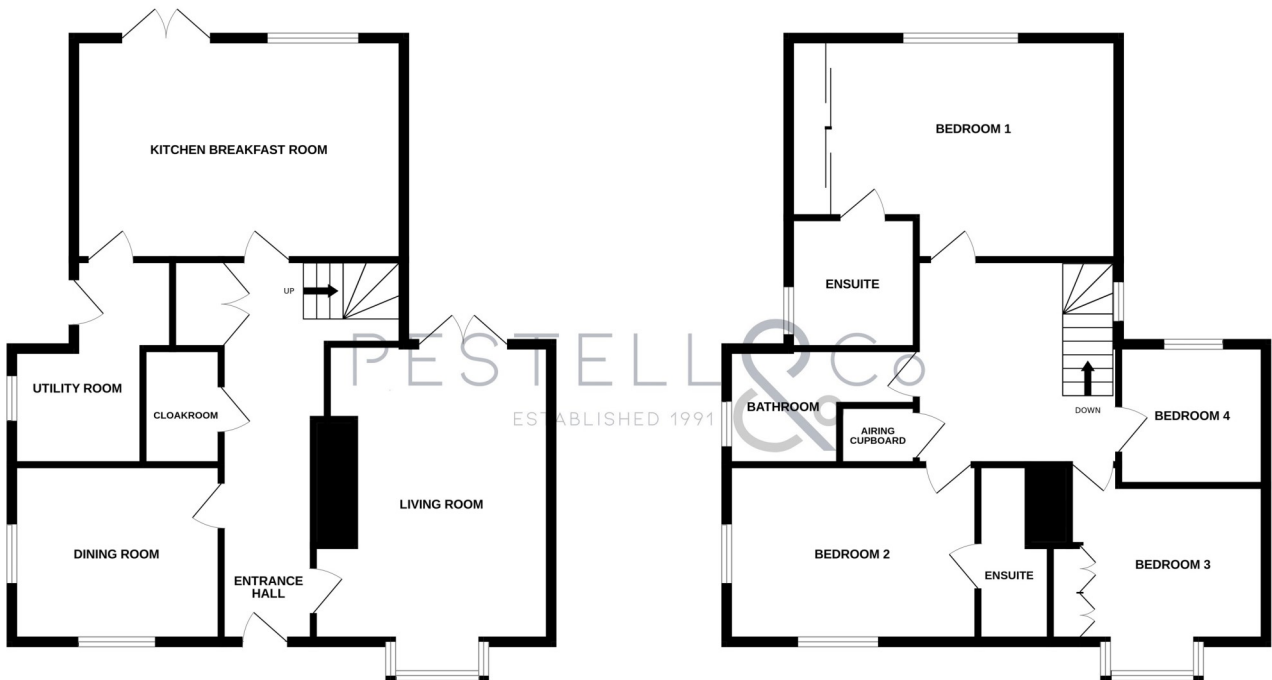
EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B	← 87 B	← 88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN

GROUND FLOOR
816 sq.ft. (75.8 sq.m.) approx.

1ST FLOOR
822 sq.ft. (76.3 sq.m.) approx.

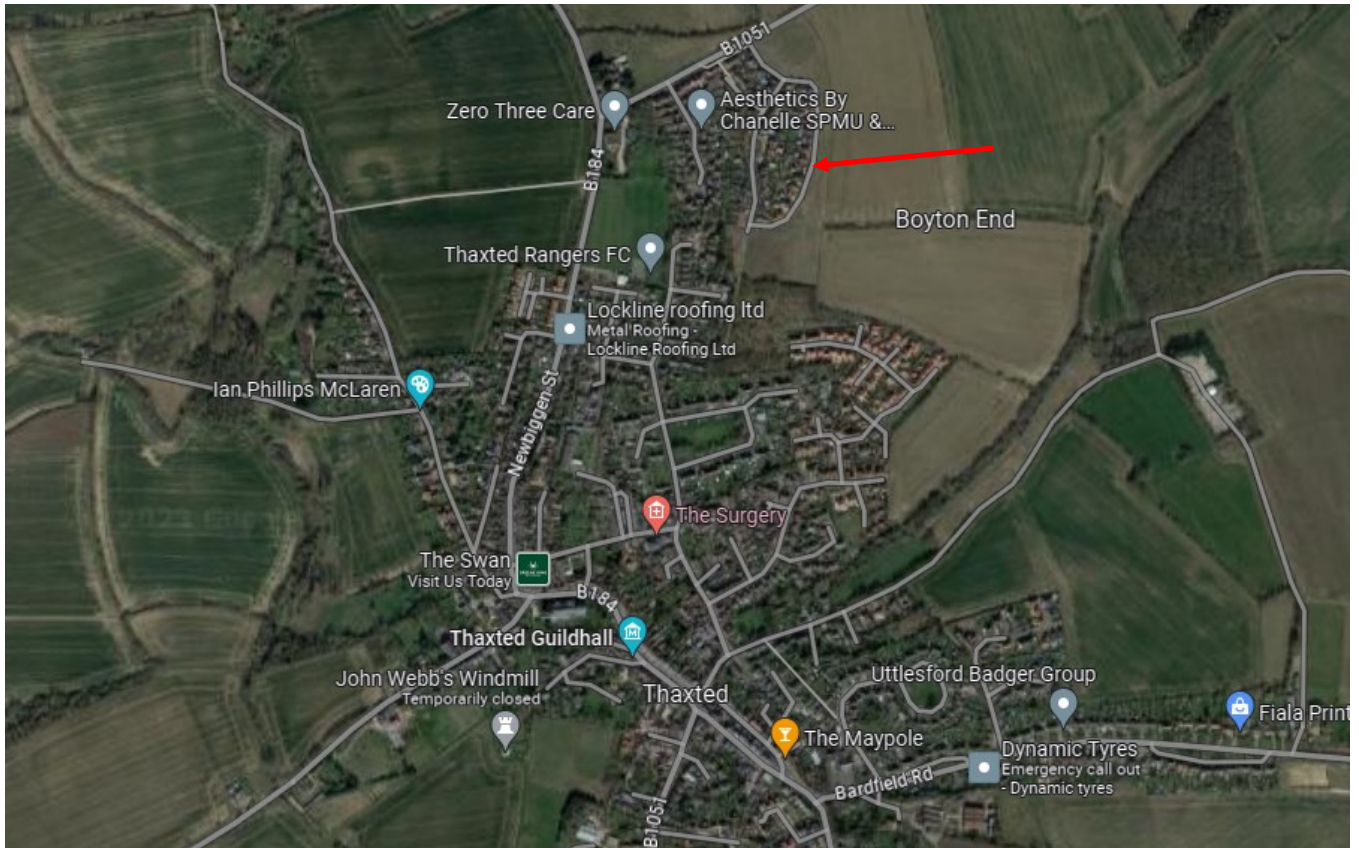


TOTAL FLOOR AREA : 1637 sq.ft. (152.1 sq.m.) approx.

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

GENERAL REMARKS & STIPULATIONS

Excellent location with countryside views yet within walking distance to the high street that offers primary schooling, doctors, independently owned shops and recreational facilities. The mainline stations of Bishop's Stortford, Elsenham & Newport all serve London Liverpool Street, Cambridge and Stansted Airport, also the M11 and M25 motorways are only a short drive, giving easy onward access to London and the north.



FULL PROPERTY ADDRESS

18 Mosscofts, Thaxted, Essex CM6 2FJ

COUNCIL TAX BAND

Band F

SERVICES

Gas fired central heating, mains drainage and water

LOCAL AUTHORITY

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

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.

PESTELL & Co

ESTABLISHED 1991

ESTABLISHING OURSELVES AS LEADING LOCAL AGENTS FOR OVER 32 YEARS!



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Are you a developer looking for an agent to market or value your site?