



BURY FIELDS, FELSTED

GUIDE PRICE – £625,000

- 3 BEDROOM DETACHED HOUSE
- CENTRAL VILLAGE LOCATION
- LARGE LIVING ROOM WITH FIREPLACE
- KITCHEN DINER
- HOME OFFICE
- GROUND FLOOR CLOAKROOM
- NO ONWARD CHAIN
- PRIVATE REAR GARDEN
- MATURE, WELL STOCKED FRONT COTTAGE STYLE GARDEN
- OFF STREET PARKING FOR TWO VEHICLES
- GARAGE CONVERTED TO WELLNESS ROOM WITH SAUNA

A beautiful, detached, 3 bedroom village home in the heart of Felsted. Entered via a stunning Wisteria covered porch, this property offers both the option of closed or open plan living with large living room, kitchen diner, home office and cloakroom on the ground floor, whilst upstairs enjoys 3 bedrooms and a family bathroom. Externally, the gardens boast well stocked beds with a number of feature trees, all retained by a beech hedge. Two off street parking spaces lead to a rear garden that boasts a wellness room complete with sauna absolutely ideal for recharging the batteries.





With a composite and obscure glazed front door opening into:

Entrance Hall

With under stairs storage cupboard and further coat and shoe cupboard with automatic light, terracotta tiled flooring, doors and openings to rooms.

Home Office 9'5" x 6'1"

With window to front, ceiling lighting, ornate cornice, telephone and power points, terracotta tiled flooring, wall mounted radiator.

Living Room 19'10" x 18'0"

With windows to front and side aspects, ceiling lighting, ornate cornice, fireplace, tv, telephone and power points, wall mounted radiator, terracotta tiled flooring, twin doors through to:

Kitchen Diner 20'0" max x 18'2" max

The kitchen comprises of an array of eye and base level cupboards and drawers with complimentary walnut block work surfaces and tiled splashbacks, single bowl single drainer porcelain sink unit with mixer tap, freestanding Lacanche range oven with five ring hob and extractor fan over, recess and plumbing for washing machine, integrated fridge, inset ceiling downlighting. Windows and French doors overlooking rear garden, terracotta tiled flooring, cupboard housing fuseboard and electric meter, wall mounted radiator, door to hallway.

Cloakroom

Comprising a close coupled WC, wall mounted wash hand basin with mixer tap, obscure window to rear, ceiling lighting, extractor fan, ornate cornice, terracotta tiled flooring.

First Floor Landing

With wall mounted radiator, smoke alarm, ceiling lighting, power points, fitted carpet, airing cupboard with slated shelving, window to front, doors to rooms, access to loft that enjoys a ladder, lighting, and is boarded.

Bedroom 1 – 12'1" x 10'3"

With window to rear, built-in wardrobe, ceiling lighting, wall mounted contemporary radiator, telephone and power points, fitted carpet.

Bedroom 2 – 12'8" x 9'11"

With window to front, built-in wardrobe, ceiling lighting, wall mounted radiator, telephone and power points, fitted carpet.

Bedroom 3 – 8'11" x 7'9"

With window to front with village views, ceiling lighting, wall mounted radiator, telephone and power points, fitted carpet.

Family Bathroom

Comprising a three-piece suite of tile enclosed bath with mixer tap and integrated twin head shower, full tiled surround with glazed shower screen, close couple wc, vanity mounted wash hand basin with mixer tap, large feature vanity mirror, inset ceiling downlighting, extractor fan, obscure window to rear, wall mounted chromium heated towel rail, tiled flooring.

OUTSIDE

The Front

The front is beautifully enclosed by a Beech hedge, with pathway leading to storm porch with a feature Wisteria, further garden area laid primarily to lawn with a variety of flower beds, hedging and feature Magnolia. Rear utility area ideal for storage shed. Further pathway leading to a driveway that supplies off street parking for two vehicles. Further pathway to:

Rear Garden

Laid primarily to lawn and patio, retained by close boarded fencing and neighbouring tree and hedge line, lavender slate pathway with feature Acer trees leading to:

Home Wellness Studio

With tiled flooring, feature mirrored wall, wall mounted electric radiator, ceiling lighting, corner fully tiled and glazed shower cubicle, door and window to garden, and further door into Sauna.



DETAILS

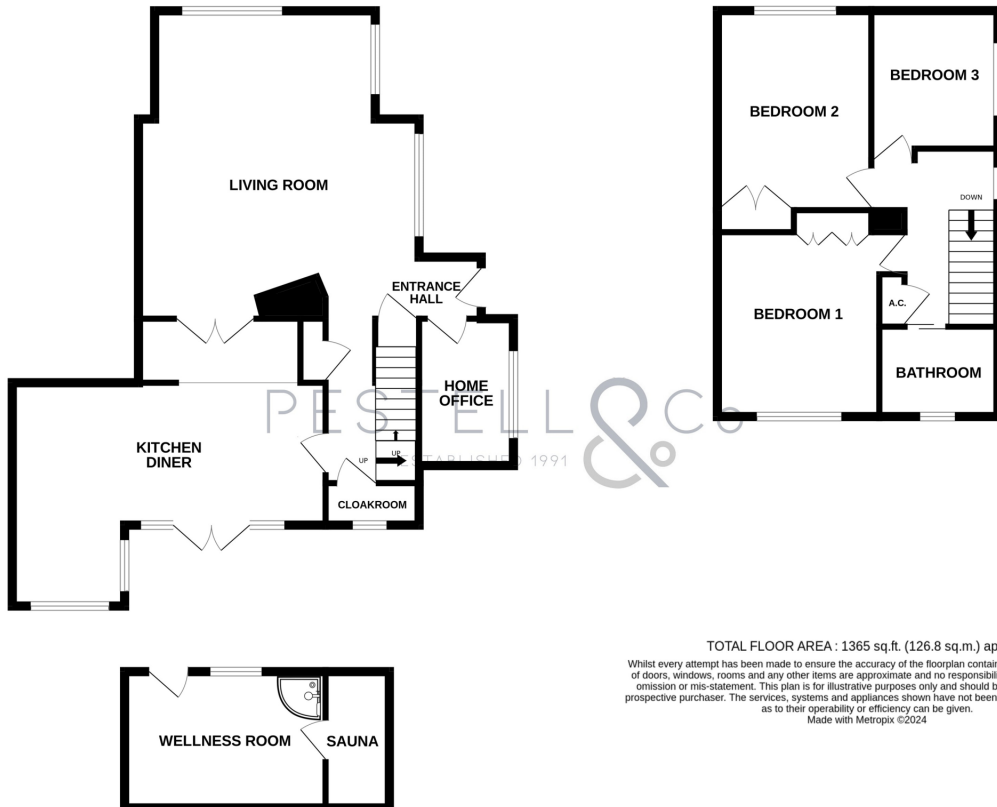
EPC

TO FOLLOW

FLOOR PLAN

GROUND FLOOR
896 sq.ft. (83.3 sq.m.) approx.

1ST FLOOR
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA : 1365 sq.ft. (126.8 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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GENERAL REMARKS & STIPULATIONS

Bury Fields is located in the sought-after North Essex village of Felsted which has been voted one of the top ten places to live in a Sunday Times survey. Felsted is particularly popular for its schools, notably Felsted School which was founded in 1564 by Lord Riche who is buried in the Holy Cross Church. The village offers a variety of amenities catering for all daily needs including; General Store with Post Office and various other smaller shops, a delicatessen and coffee shop, three restaurants and two public houses. New Hall Private School is also close by offering a bus service direct from Felsted Village and the prestigious Bishop Stortford College is approximately 20 mins away. There are also local bus services which run regularly to and from Stansted, Chelmsford, Gt Dunmow and Braintree and main line rail links to London Liverpool Street are from Braintree, Chelmsford and Stansted. By car the A12 and M11 are reached in some twenty minutes whilst Stansted airport is approximately fifteen minutes distant.

DIRECTIONS



FULL PROPERTY ADDRESS

15 Bury Fields, Felsted, Essex, CM6 3HA

COUNCIL TAX BAND

Band E

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

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