



BUTTERCUP WAY, WOODLANDS PARK

GUIDE PRICE – £550,000

- 3 BEDROOM DETACHED HOUSE
- LIVING ROOM WITH BI-FOLDING DOORS TO REAR ENTERTAINING PATIO AND GARDEN BEYOND
- CHARACTERFUL HOUSE WITH A DECORATIVE OPEN PORCH AND AN EXTERNAL RENDERED MONOCOUCHE FINISH
- UTILITY ROOM AND CLOAKROOM ON THE GROUND FLOOR
- PAULA ROSA KITCHEN WITH FITTED APPLIANCES
- PRINCIPLE BEDROOM WITH ENSUITE
- PERSONNEL GATE TO BRINDLE BLOCK DRIVEWAY, ALONG WITH PERSONNEL DOOR INTO DETACHED GARAGE.

Located on the popular Woodlands Park and within walking distance to the local primary schools and Tesco, this very well presented 3 bedroom detached home with Paula Rosa Manhattan fitted kitchen, living room with quality stone fireplace with open gas flame or an electric flame effect fire , ground floor cloakroom and utility room, principle bedroom with ensuite, three-piece family bathroom suite with integrated storage unit beneath wash hand basin, large fully turfed rear garden with an entertaining patio area and personnel gate to brindle block driveway, along with personnel door into the garage for parking. Viewing is highly recommended.





Living Room 19'4" x 10'9"

A dual aspect room with window to front and bi-folding doors to rear entertaining patio and garden beyond. The focal point within the room is a quality stone fireplace with open gas flame or an electric flame effect fire. The room also benefits from TV and CAT 6 cabling points, fitted carpet and window dressings.

Dining Room 10'7" x 9'3"

A feature bay window to front with window dressings, fitted carpet and power points.

Kitchen 10'7" x 9'8"

Comprising a Paula Rosa Manhattan fitted kitchen benefiting from quality integrated appliances and a range cooker. Stainless steel sink with mixer tap and window to rear garden. Tiled flooring and door to:

Utility Room 5'1" x 5'0"

With matching fitted cupboards and worksurface. Stainless steel sink with mixer tap and window to rear garden. Tiled flooring, doors to rear garden and cloakroom.

Cloakroom 6'4" x 4'9"

Comprising Roca sanitaryware and built-in wash basin storage unit. Half tiled surround, window to side and tiled floor.

1st Floor

Bedroom 1 14'2" x 10'9"

With window to front aspect, ceiling lighting, fitted carpet, door to:

En-suite 10'9" x 4'9"

Comprising an enclosed shower cubicle with an Aqualisa thermostatic control unit. Wash hand basin with integrated storage cupboard under and touch lit mirror above. Close coupled WC. Chromium heated towel rail. Half tiled surround. Obscure window to rear.

Bedroom 2 12'5" x 9'3"

With bay window to front aspect, ceiling lighting and fitted carpet.

Bedroom 3 9'1" x 8'2"

With window to front aspect, ceiling lighting and fitted carpet.

Family Bathroom 7'1" x 6'6"

A three-piece suite with Roca sanitaryware comprising panel enclosed bath with mixer tap and shower attachment, wash hand basin with integrated storage cupboard under. Close coupled WC. Chromium heated towel rail. Half tiled surround. Obscure window to rear.

OUTSIDE

Garden, Garage and Parking

The large fully turfed garden with an entertaining patio area, outside lighting and water point, planted tree, close boarded fencing. Personnel gate to brindle block driveway, along with personnel door into the garage.



DETAILS

EPC

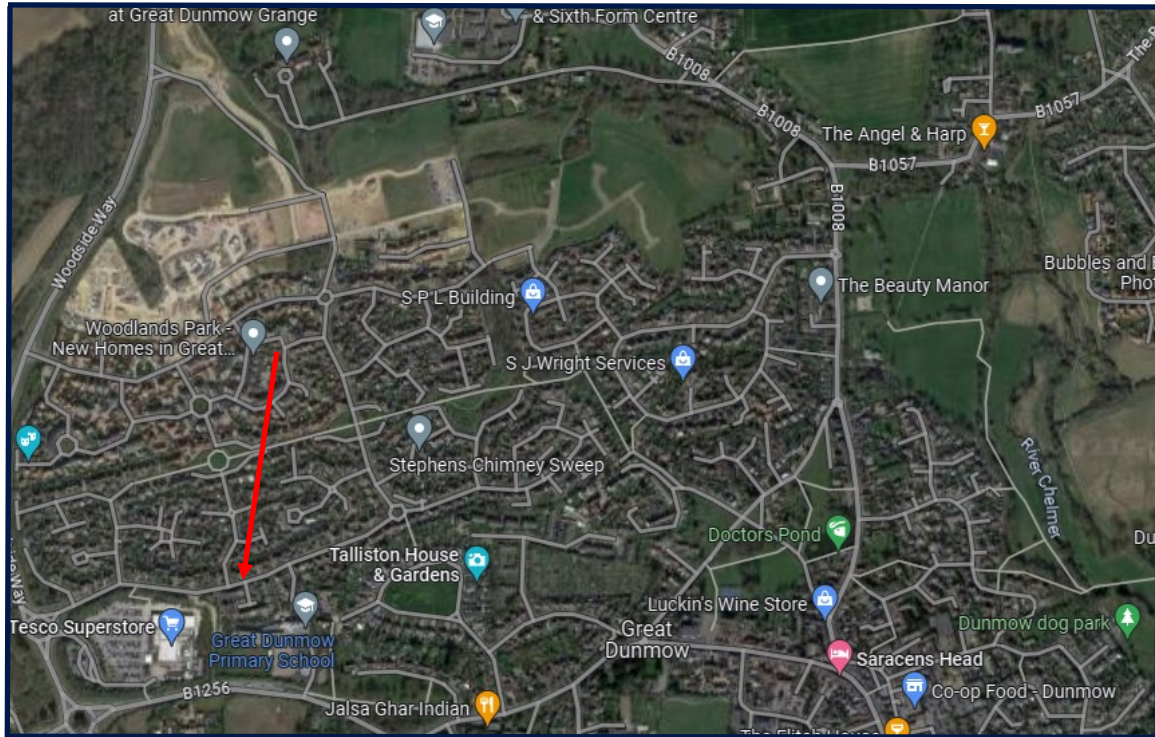
Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN

GENERAL REMARKS & STIPULATIONS

Woodlands Park, on the edge of Great Dunmow, offers walking distance access to schooling for both Junior and Senior year groups, boutique shopping and recreational facilities. Woodlands Park is a short drive away from the mainline railway station at Bishop's Stortford which serves London Liverpool Street, Cambridge and Stansted Airport, also the M11 and M25 motorways are only a short drive via the A120, giving easy onward access to London and the North.

DIRECTIONS



FULL PROPERTY ADDRESS

Grebe, Buttercup Way, Woodlands Park, Great Dunmow, Essex CM6 1XZ

SERVICES

Gas fired central heating, mains drainage and water

COUNCIL TAX BAND

TBC

LOCAL AUTHORITY

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

AGENTS NOTE: We believe the information supplied in this brochure is accurate as of the date 25/06/2024. 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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