



WOODLANDS PARK DRIVE, WOODLANDS PARK

GUIDE PRICE – £645,000

- NHBC AWARD WINNING DEVELOPMENT
- DETACHED 3 STOREY 5 BEDROOM HOUSE
- TRADITIONALLY BUILT HOUSE
- PAULA ROSA KITCHEN WITH FITTED APPLIANCES
- ROCA SANITARYWARE THROUGHOUT
- UPVC CASEMENT WINDOWS
- FITTED CARPETS AND WINDOW DRESSINGS
- PATIO AND TURFED SOUTH FACING REAR GARDEN
- DETACHED GARAGE WITH DRIVEWAY

Built by the highly award winning Wickford Developments, The Sycamore is a detached 5 bedroom 3 storey home benefitting from two en-suites and a family bathroom. The ground floor also enjoys a large kitchen diner with separate utility room, a large living room with bay window and feature fireplace, a home office and a cloakroom. Externally, plot 77 boasts a south facing garden, ample parking and a detached double garage.





Ground Floor

Kitchen Diner 25'0" x 15' 1"

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

Utility Room 6' 4" x 5' 1"

With matching fitted cupboards and worksurface keeping all the laundry appliances in one place. Stainless steel sink with mixer tap, tiled flooring, door to side.

Living Room 13' 4" x 12' 4"

A large living room with a bay window to the front elevation. The focal point within the room is a quality stone fireplace with open gas flame fire. The room also benefits from TV and CAT 5 cabling points, fitted carpet and window dressings.

Study 6' 10" x 6' 8"

Front elevation facing study with fitted carpet and ceiling lighting.

Cloakroom 6' 8" x 3' 5"

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

1st Floor

Bedroom 1 13' 4" x 12' 4"

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

En-Suite 6' 4" x 5' 1"

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. Full tiled surround. Obscure window to side.

Bedroom 3 13' 4" x 12' 1"

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

Bedroom 4 10' 11" x 6' 7"

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

Bedroom 5 10' 11" x 7' 0"

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

Bathroom 5' 11" x 5' 5"

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

2nd Floor

Bedroom 2 14' 11" x 10' 2"

A dual aspect room with dormer windows to both front and rear aspects, ceiling lighting and fitted carpet. Door to:

En-Suite

Comprising an enclosed shower cubicle with an Aqualisa thermostatic control unit. Wash hand basin with integrated storage cupboard unde. Close coupled WC. Chromium heated towel rail. Full tiled surround.

OUTSIDE

Garden, Garage and Parking

Externally, plot 77 enjoys a south facing rear garden that is fully turfed with an entertaining patio area. Path and personnel gate leading to driveway and further personnel door into the double garage that enjoys having power. The brindle block driveway is large enough for 4 average sized motor vehicles.



DETAILS

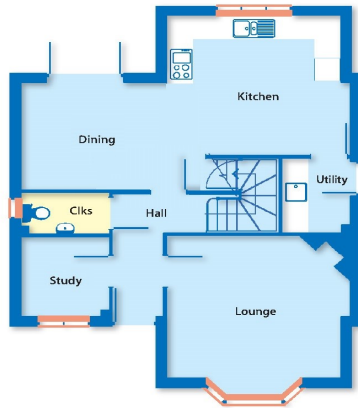
EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

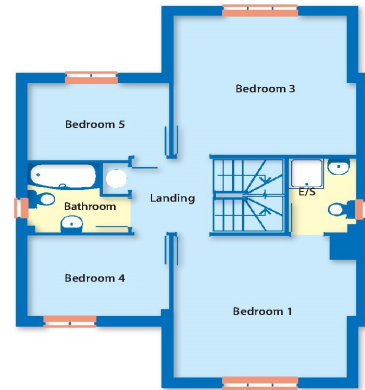
THE SYCAMORE

FLOOR PLAN

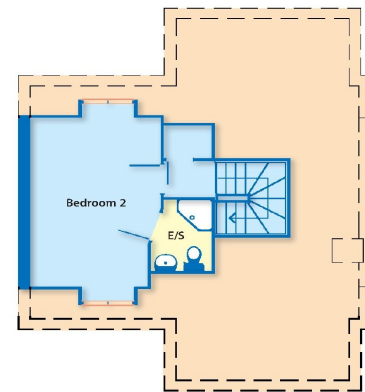
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



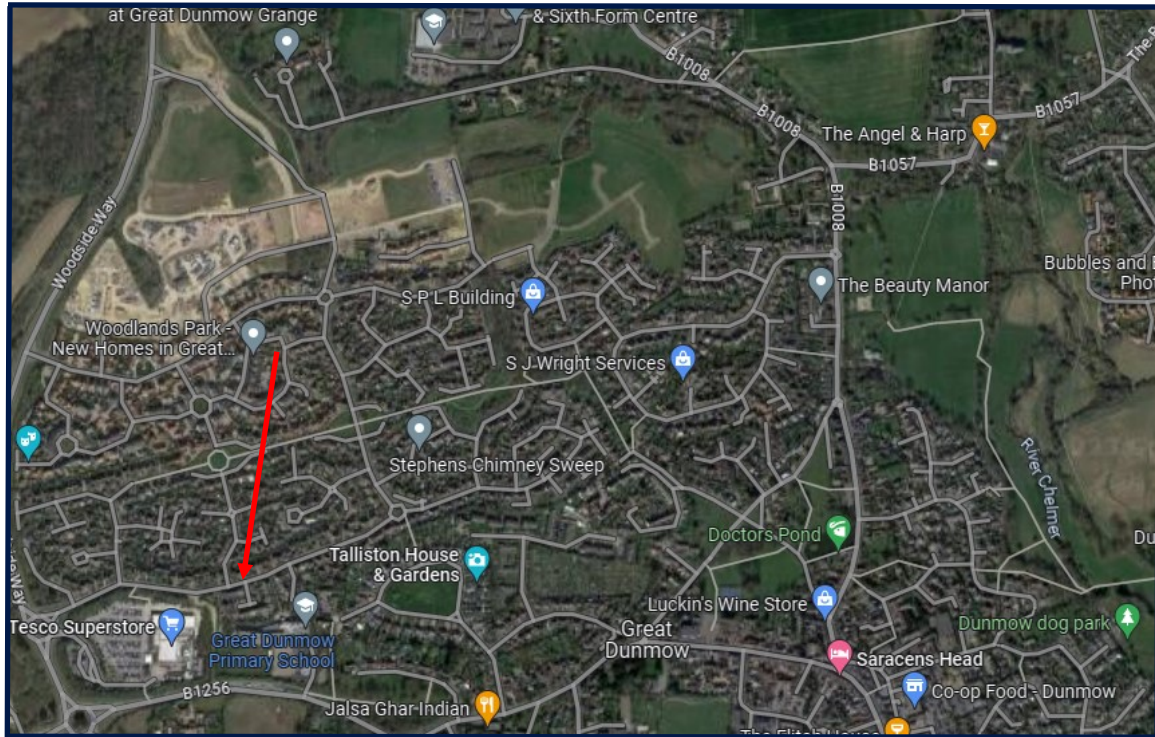
GROUND FLOOR	FIRST FLOOR	SECOND FLOOR
LOUNGE 4070 x 3756MM 13'4" x 12'3" (PLUS BAY)	BEDROOM 1 4070 x 3756MM (MAX) 13'4" x 12'3"	BEDROOM 2 CHECK AS BUILT
DINING (ANGLED DOOR) 3329 x 2810MM 10'11" x 9'2"	BEDROOM 3 4070 x 3680MM (MAX) 13'4" x 12"	BEDROOM 2 EN-SUITE CHECK AS BUILT
KITCHEN 4295 x 3680MM 14' x 12'	BEDROOM 4 3327 x 2131MM 10'10" x 6'11"	
STUDY 2080 x 2042MM 6'9" x 6'8"	BEDROOM 5 3329 x 2009MM 10'11" x 6'7"	
CLOAKROOM 2042 x 1040MM 6'8" x 3'4"	BEDROOM 1 EN-SUITE 1944 x 1560MM 6'4" x 5'1"	
UTILITY 1944 x 1560MM 6'4" x 5'1"	BATHROOM 1800 x 1650MM 5'11" x 5'4"	

Although every care has been taken in the preparation of this brochure, its accuracy is not guaranteed and the contents shall not constitute an offer, representation or warranty, nor shall it form the basis of part of any contract. Room sizes and architectural details may vary and are therefore provided for guidance only and the Company reserves the right to alter plans, layout and specification at its discretion. Kitchen and bathroom layouts are indicative only and may vary on each plot. We reserve the right to improve or change specification and vary the price accordingly. Prices are correct at the time of going to press but customers should enquire about prices of specific properties.

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

Plot 77 Sycamore, Woodlands Park Drive,
Woodlands Park, Great Dunmow, Essex, CM6
1XZ

COUNCIL TAX BAND

TBC

LOCAL AUTHORITY

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

SERVICES

Gas fired central heating, mains drainage and

AGENTS NOTE: We believe that the information supplied in this brochure is accurate as of the date 09/07/2024. 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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