

# PESTELL & Co

ESTABLISHED 1991



## KESTREL GARDENS, GREAT DUNMOW

PRICES FROM – £725,000

- 4 DOUBLE BEDROOM DETACHED NEW BUILD FAMILY HOME
- ENERGY EFFICIENT 93A EPC RATING
- GATED DEVELOPMENT
- KITCHEN DINER WITH UTILITY
- LIVING ROOM WITH FIREPLACE
- FAMILY ROOM/HOME OFFICE
- BEDROOM 1 WITH EN-SUITE
- FOUR-PIECE FAMILY BATHROOM
- OFF STREET PARKING FOR FIVE VEHICLES WITH EV-CHARGING POINT
- WALKING DISTANCE TO PRIMARY SCHOOLS & TESCO'S

A 1554 sq ft, highly efficient 4 double bedroom detached new build family home. Located within a gated development, this executive home comprises of a welcoming entrance hall with cloakroom leading to a kitchen diner with separate utility room, living room with fireplace, a family room or home office, whilst upstairs offers 4 double bedrooms, a four-piece family bathroom and the principle enjoying an en-suite. Externally, the property boasts ample off street parking for at least 3 vehicles, an entertaining terrace and lawn.





With composite panel and obscure glazed front door with obscure sidelights, opening into:

### **Entrance Hall**

With stairs rising to first floor landing with oak and glass balustrade, ceiling lighting, smoke alarm, wood effect luxury vinyl flooring with underfloor heating, power points and doors to rooms.

### **Cloakroom**

Comprising a close coupled WC, vanity mounted wash hand basin with mixer tap and storage beneath, inset ceiling downlighting, extractor fan, wood effect luxury vinyl flooring with underfloor heating.

### **Kitchen Diner 14'3" x 14'0"**

Comprising an array of eye and base level cupboards and drawers with complimentary granite work surface and tiled splashback, under sunk brass sink with mixer tap over, 4 gas ring hob with splashback and contemporary extractor fan above, integrated oven, integrated dishwasher, window to rear and further French doors and sidelights leading out to rear entertaining terrace, inset ceiling downlighting, smoke alarm, array of power points, wood effect luxury vinyl flooring with underfloor heating, door leading into:

### **Utility**

Comprising an array of storage cupboards with wooden work surface and splashback, recess, power and plumbing for washing machine and tumble dryer, inset ceiling downlighting, uPVC panel and glazed door to side, power points and wood effect luxury vinyl flooring with underfloor heating.

### **Living Room 17'5" x 12'7"**

Entered by oak and glazed French doors with window to front and further French doors and sidelights leading out to the entertaining terrace, ceiling and wall mounted lighting, feature brick fireplace with stone hearth and oak bressummer, TV and power points and wood effect luxury vinyl flooring with underfloor heating.

### **Family Room/ Home Office 11'2" x 10'0"**

With window to front, ceiling lighting, array of TV and power points, cupboard housing fuse board, fitted carpet with underfloor heating.

### **First floor landing**

With ceiling lighting, smoke alarm, wall mounted radiator, Velux window to rear, power points and fitted carpet, doors to rooms, access to loft.

### **Bedroom 1 13'7" x 14'2"**

With a window to rear, ceiling lighting, wall mounted radiator, telephone and power points, fitted carpet, door to:

### **Ensuite**

Comprising a fully tiled and glazed shower cubicle with twin head integrated shower, vanity mounted wash hand basin with mixer tap and storage beneath, electric vanity mirror above, close coupled WC, Velux window to side, inset ceiling downlighting, extractor fan and wood effect luxury vinyl flooring with underfloor heating.

### **Bedroom 2 16'11" x 9'6"**

With two windows to front, ceiling lighting, wall mounted radiators, telephone and power points and fitted carpet.

### **Bedroom 3 11'2" x 8'8"**

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

### **Bedroom 4 13'2" x 7'6"**

With window to rear, ceiling lighting, telephone and power points and fitted carpet, wall mounted radiator.

### **Family Bathroom**

Comprising a four piece suite of a free standing bath with mixer tap, wall mounted wash hand basin with mixer tap, tiled splashback and storage beneath, close coupled WC, fully tiled and glazed shower cubicle with integrated twin head shower, window to side, inset ceiling downlighting, extractor fan, towel rail, feature panelled surround and wood effect luxury vinyl flooring with underfloor heating.

# OUTSIDE

The property is located within the gated development of Kestral Gardens, with ample off-street parking for at least three vehicles and with an EV charging point, side gated access to either side of the property and step to storm porch with lighting and entrance door.

## Rear Garden

Split into a paved patio entertaining area and lawn with outside lighting and water points, all retained by close boarded fencing.



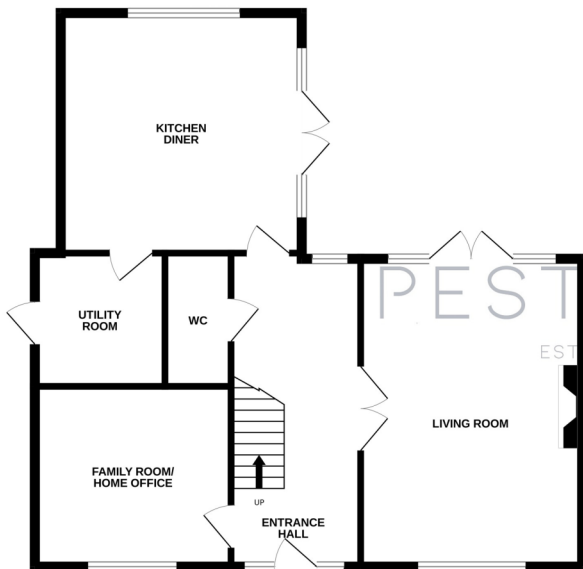
# DETAILS

EPC

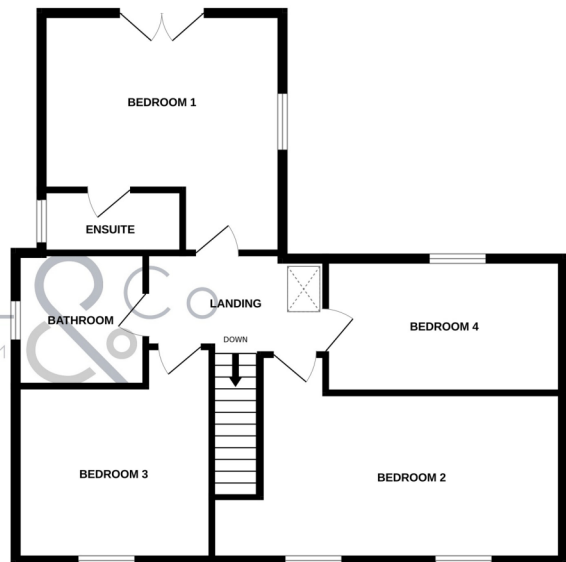
## GRADED AT 93A GRAPH TO FOLLOW

### FLOOR PLAN

GROUND FLOOR  
780 sq.ft. (72.4 sq.m.) approx.



1ST FLOOR  
774 sq.ft. (71.9 sq.m.) approx.



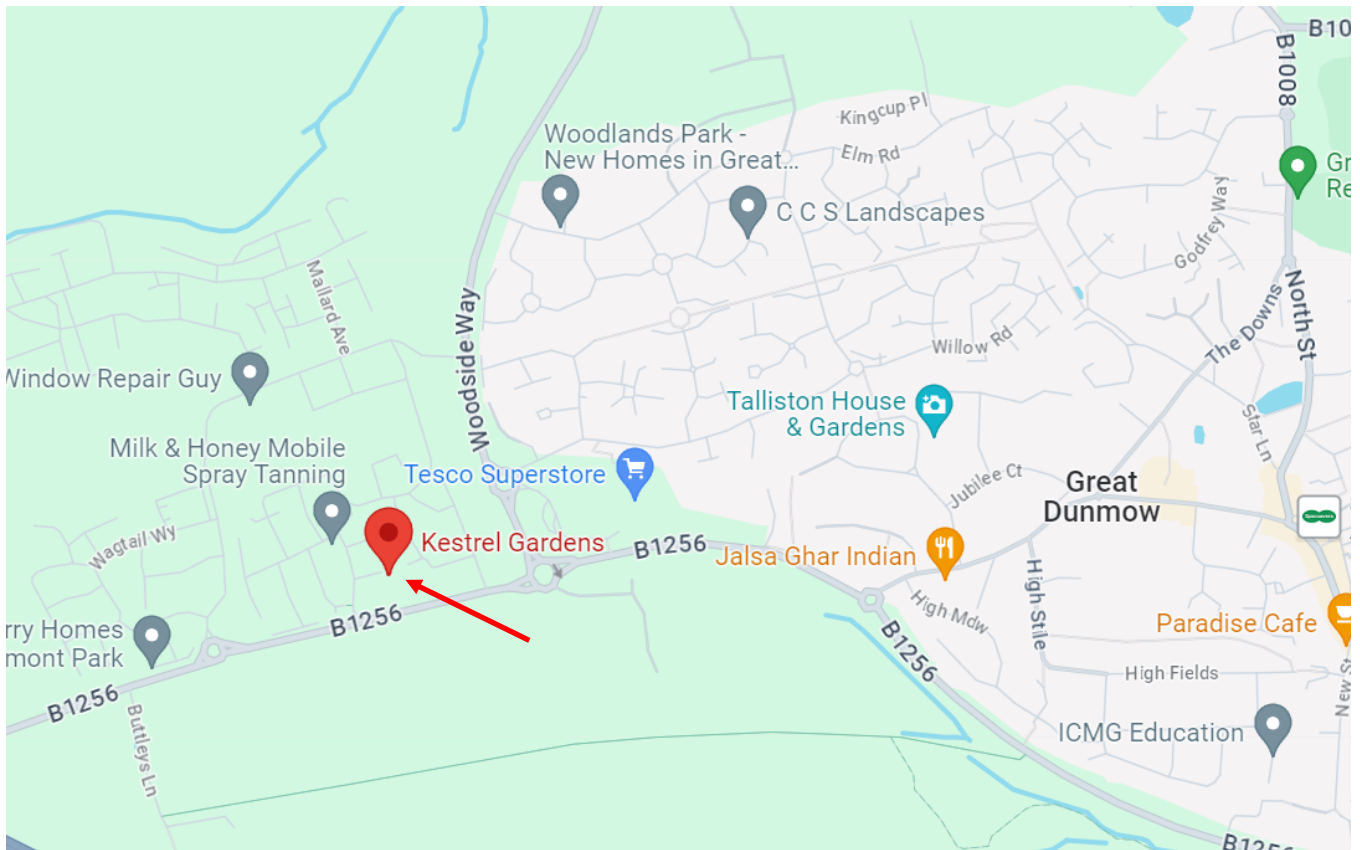
TOTAL FLOOR AREA: 1554 sq.ft. (144.4 sq.m.) approx.

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

Excellent location in an extremely popular location within walking distance to the high street that offers schooling, shopping and recreational facilities. The mainline station at Bishop's Stortford serves 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

Kestrel Gardens, Stortford Road, Great Dunmow,  
Essex CM6 1SH

## COUNCIL TAX BAND

TBC

## SERVICES

Gas fired central heating, mains drainage and  
water, air source heat pump.

## 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.

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ESTABLISHING OURSELVES AS LEADING LOCAL AGENTS FOR OVER 33 YEARS!



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Would you like a free home valuation?

Interested in Land acquisition?

Want to change agent and get your property sold?

Do you have a commercial property to sell or let?

Do you have a property that you would like to rent but uncertain how to go about it?

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