



SAINES ROAD, FLITCH GREEN

GUIDE PRICE – £250,000

- 2 BEDROOM COACH HOUSE
- LARGE OPEN PLAN KITCHEN, DINING AND FAMILY AREA
- PRINCIPAL BEDROOM WITH BUILT-IN WARDROBES
- RECENTLY INSTALLED SHOWER SUITE
- LARGE DOWNSTAIRS STORAGE ROOM IDEAL FOR HOME GYM
- SPACIOUS DOWNSTAIRS STORAGE CUPBOARD
- TANDUM LENGTH CARPORT FOR A MINIMUM OF 2 VEHICLES
- LANDSCAPED FRONT GARDEN

A two bedroom coach house comprising a large open plan Kitchen, Dining and Family Room with windows to both front and rear aspects, a large principal bedroom with built-in wardrobes, bedroom 2 and a recently installed shower suite. There is an additional ground floor storage cupboard and storage room, ideal for a home gym or office. Externally, the property enjoys a tandem length carport with off-street parking for a minimum of 2 vehicles, as well as a landscaped west facing front garden.





With composite panel and glazed front door opening into;

Entrance Hall

With stairs rising to first floor landing, wall mounted fuseboard, ceiling lighting, staircase with tread lighting and runner leading up to;

First Floor Landing

With inset ceiling downlighting, smoke alarm, wall mounted radiator, fitted carpet, power points, alarm panel, cupboard housing Vaillant combination boiler with slatted shelves and storage, doors to rooms.

Kitchen, Dining & Living Room 18'2" x 14'6"

With windows to both front and rear aspects, ceiling lighting, wall mounted radiators, wood effect hard wearing laminate flooring, TV and power points, feature fireplace, kitchen comprising an array of eye and base level cupboards and drawers with complimentary solid oak block work surface and breakfast bar, single bowl single drainer porcelain sink unit with mixer tap over, 4-ring electric hob with oven under, tiled splashback and stainless steel extractor fan above, counter display lighting and kickboard lighting, recess power and plumbing for washing machine, recess and power for large fridge-freezer, array of power points.

Bedroom 1 – 13'8" x 9'9"

With window overlooking the green, ceiling lighting, inset ceiling speakers, wall mounted radiator, TV and power points, built-in wardrobe and further wardrobe with mirrored sliding doors all with hanging rails and shelving within, fitted carpet.

Bedroom 2 – 10'4" x 8'3"

With window overlooking rear, ceiling lighting, wall mounted radiator, power points, fitted carpet, with access to loft with loft ladder, lighting and is partially boarded.

Shower Room

Comprising a recently installed suite of fully tiled and glazed shower cubicle with twin head integrated shower, vanity mounted wash hand basin with mixer tap and storage beneath, low level WC with integrated flush, full tiled surround, wall mounted chromium heated towel rail, wall mounted electric vanity mirror, obscure window to rear, inset ceiling downlighting and LED mood lighting, tiled flooring.

OUTSIDE

The Front

The property enjoys a carport with ceiling lighting that supplies off-street parking for a minimum of 2 vehicles.

The Rear

To the rear, the property boasts a large undercroft room (18'4" x 17'4" max) currently being used as a personal training gym. A further under stair storage cupboard can also be found (3'0" x 18'0") with sloping ceiling to one end.



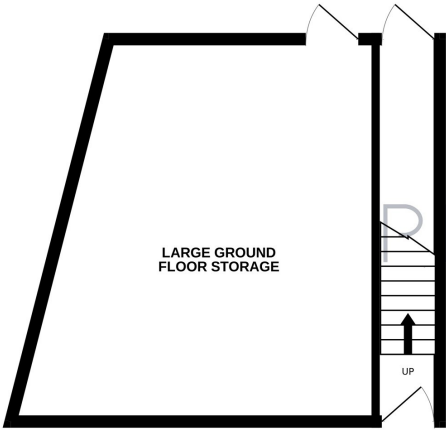
DETAILS

EPC

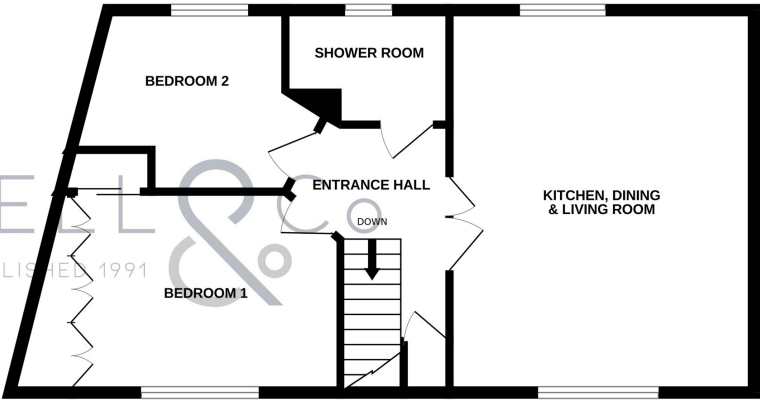
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN

GROUND FLOOR
328 sq.ft. (30.5 sq.m.) approx.



FIRST FLOOR
599 sq.ft. (55.6 sq.m.) approx.



TOTAL FLOOR AREA: 927 sq.ft. (86.1 sq.m.) approx.

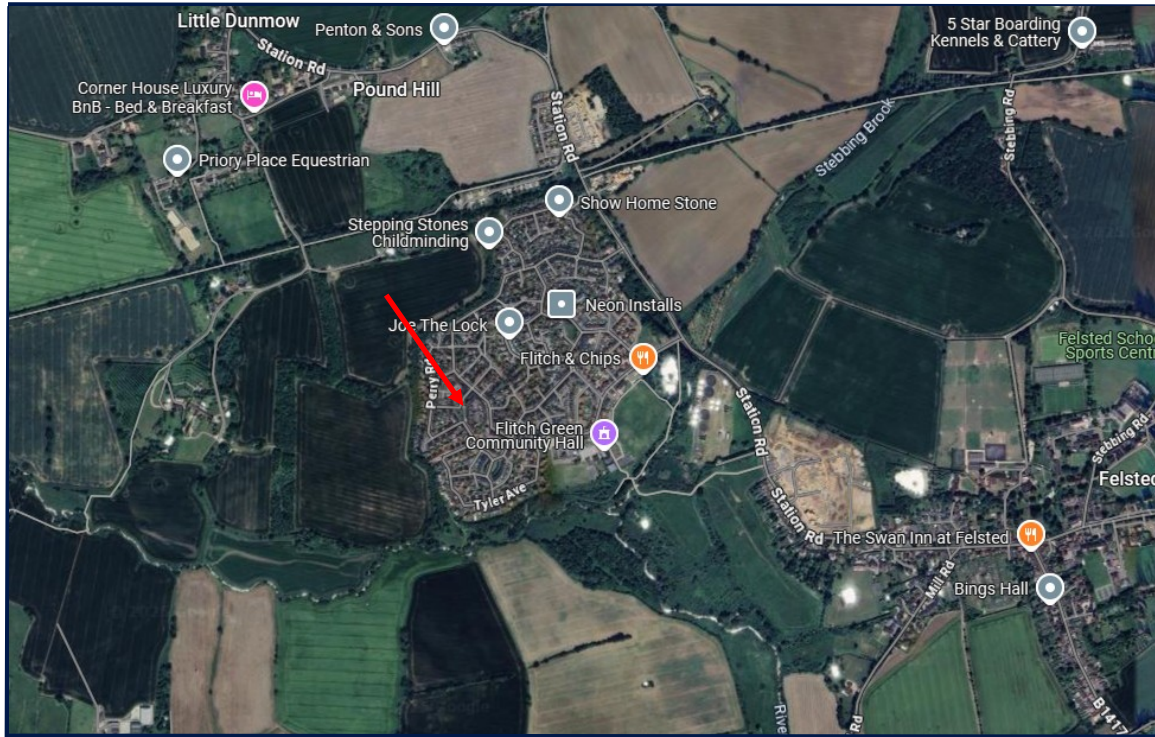
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any 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

Saines Road is situated in Flitch Green, Little Dunmow, a popular development close to Great Dunmow with it's renowned Flitch Green Primary School that has obtained an "Outstanding" from Ofsted. Flitch Green also offers a co-op and community hall whilst the neighbouring village of Felsted offers further schooling along with shops for your day to day needs, public houses and restaurants. With the A120 bypass giving quick and easy access to M11/M25 access points at Bishop's Stortford which of course benefits from London Stansted International Airport that also supplies mainline railway links to London Liverpool Street Station.

DIRECTIONS



FULL PROPERTY ADDRESS

21, Saines Road, Flitch Green, Little Dunmow,
Essex CM6 3GP

COUNCIL TAX BAND

Band C

SERVICES

Gas fired central heating, mains electric, drainage
and water

LOCAL AUTHORITY

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

AGENTS NOTE: We believe the information provided in this brochure is accurate as of the date 06/01/2025. 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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