



## NEW STREET FIELDS, GREAT DUNMOW

PRICE – £395,000

- 3 BEDROOM END OF TERRACE
- RENOVATED THROUGHOUT
- LIVING ROOM WITH FIREPLACE
- KITCHEN DINER
- FIRST FLOOR SHOWER ROOM
- BEDROOM 1 WITH EN-SUITE
- UTILITY CUPBOARD
- REAR GARDEN
- DRIVEWAY PARKING FOR 1 VEHICLE
- WALKING DISTANCE TO HIGH STREET

A well located, beautifully renovated 3 bed end terrace home. Comprising a living room with fireplace, kitchen diner with utility cupboard and pantry, whilst the first floor offers two bedrooms and a large shower room, with the principal bedroom and en-suite on the second floor. Externally, the property enjoys off street parking for a single vehicle, with side access to a landscaped rear garden.





With timber panelled door opening into;

### **Living Room 13'0" x 10'8"**

With uPVC window to front with glazed bar, ornate fireplace with open fire within, built-in storage and shelving, TV, telephone and power points, fitted carpet, wall mounted radiator, door to;

### **Kitchen Dining Room 18'6" x 13'2"**

Comprising an array of eye and base level cupboards and drawers with quartz worksurface, under sunk porcelain sink unit with mixer tap and worksurface integrated drainer, island unit with oak block worksurface, tiled recess with extractor fan for range oven, integrated dishwasher, integrated fridge & freezer, understairs pantry, inset ceiling downlighting, wood effect flooring, wall mounted radiators, smoke alarm, utility cupboard with power and water for washing machine, window to rear and lighting, further cupboard housing combination boiler, panel and glazed stable door to rear garden, Velux windows, door through to;

### **Inner Lobby (Currently used as the Entrance)**

With panel and obscure glazed door to side, carpeted stairs leading up to;

### **First Floor Landing**

With ceiling lighting, stairs rising to second floor, power points, smoke alarm, doors to rooms.

### **Bedroom 2 - 12'8" x 10'8"**

With uPVC window to front with ornate bar, feature fireplace, built-in storage, wall mounted radiator, power points, fitted carpet.

### **Bedroom 3 - 10'1" x 7'3"**

With uPVC window to rear with ornate bar, ornate fireplace, ceiling lighting, wall mounted radiator, fitted carpet, power points, large walk-in storage cupboard.

### **Family Shower Room**

Comprising a fully tiled and glazed walk-in shower cubicle with integrated twin head shower, close coupled WC, vanity mounted wash hand basin with mixer tap, tiled splashback above, storage beneath, Victorian style radiator with heated towel rail, ornate fireplace with tiled hearth, obscure uPVC window to side with ornate bar, inset ceiling downlighting, extractor fan, wood effect luxury vinyl flooring.

### **Second Floor Landing**

With window to side, ceiling lighting, smoke alarm, fitted carpet, door to;

### **Bedroom 1 - 12'8" max x 11'5"**

With Velux windows to front, ceiling lighting, access to loft, wall mounted radiator, array of power points, fitted carpet, door to;

### **En-suite**

Comprising a three-piece suite of panel enclosed bath with mixer tap and tiled surround, mounted wash hand basin with mixer tap with stone top and splashback, close coupled WC, wall mounted chromium heated towel rail, dormer window to rear, inset ceiling downlighting, extractor fan, wood effect luxury vinyl flooring, eaves storage.

# OUTSIDE

## The Front

The front of the property is approached via a paved driveway supplying off-street parking for a vehicle, nicely located at the end of a cul-de-sac, with steps leading up to front door, ornate wall and flower bed, with box hedging and wrought iron fencing. Further entry door and personnel gate to side.

## Rear Garden

Split into two sections of paving and lawn, retained by close boarded fencing and walling, with personnel gate to side, outside water point can also be found.

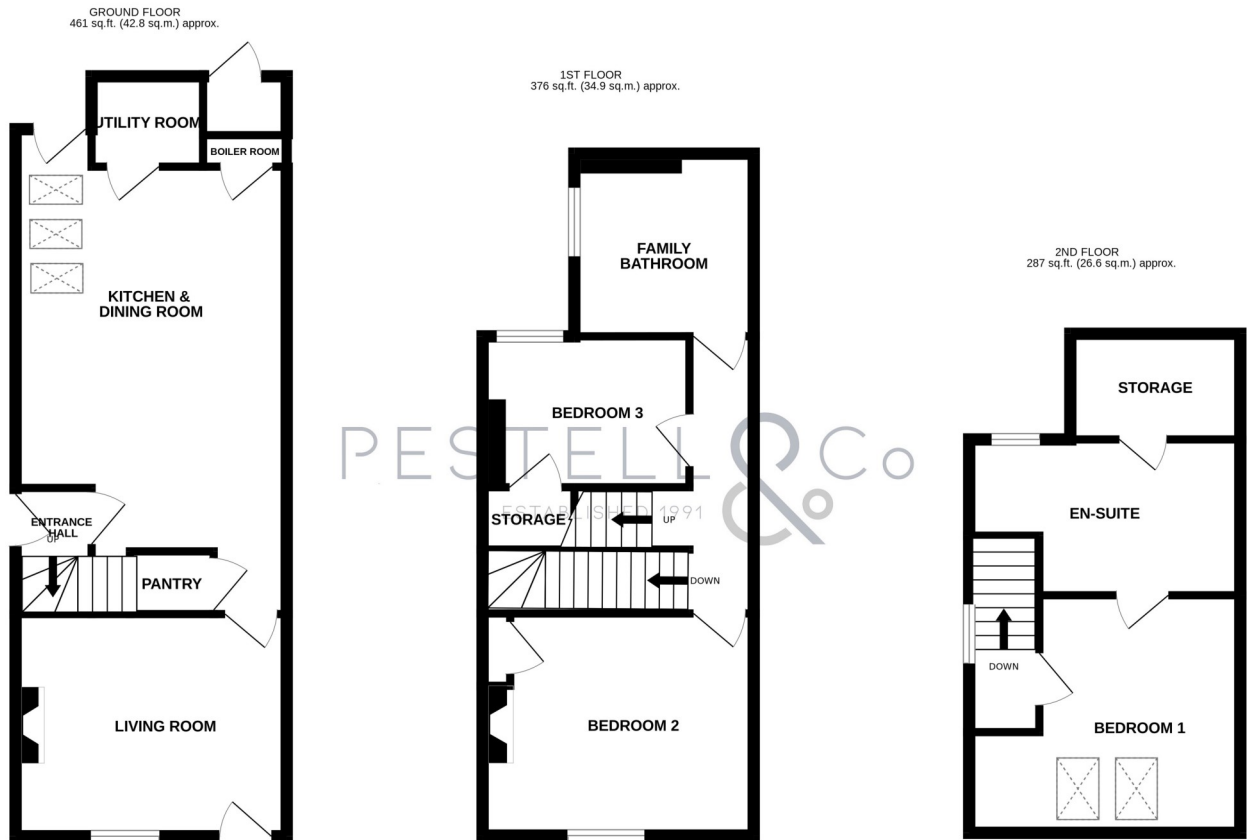


# DETAILS

## EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

## FLOOR PLAN



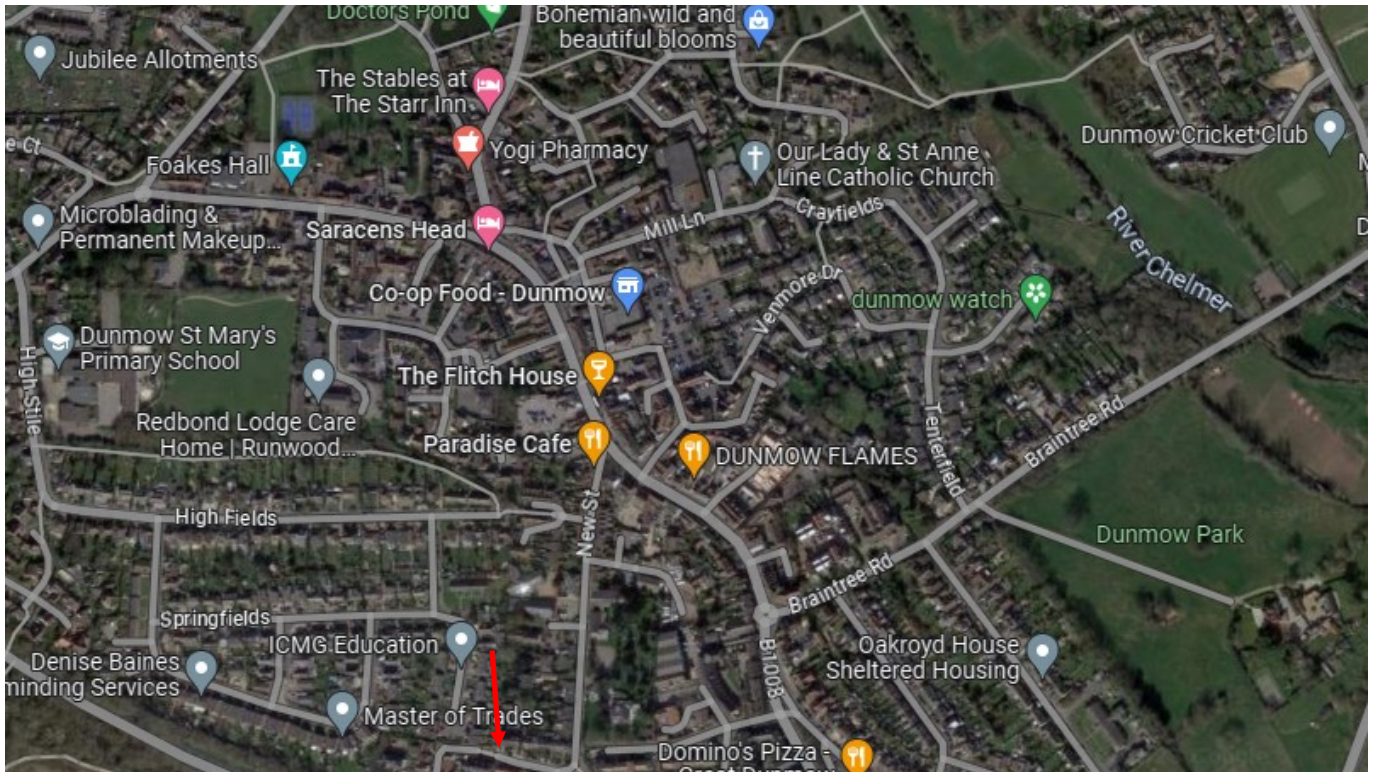
TOTAL FLOOR AREA : 1123 sq.ft. (104.4 sq.m.) approx.

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

Perfectly located within walking distance to the doctors at John Tasker House along with the High Street that offers 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.

## DIRECTIONS



## FULL PROPERTY ADDRESS

30 New Street Fields, Great Dunmow, Essex  
CM6 1BJ

## COUNCIL TAX BAND

Band C

## SERVICES

Gas fired central heating, mains drainage and  
water

## 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 07/02/2025. 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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