



## WINTERSHUTT ROAD, LITTLE CANFIELD

### GUIDE PRICE – £465,000

- 3 STOREY 3 BEDROOM SEMI-DETACHED HOUSE
- LARGE LIVING ROOM DINER
- GROUND FLOOR CLOAKROOM
- KITCHEN BREAKFAST ROOM
- FITTED WARDROBES TO BEDROOM 1 & 2
- EN-SUITE TO PRINCIPAL BEDROOM
- ALLOCATED PARKING
- GARAGE
- LOW-MAINTENANCE REAR GARDEN
- END OF CUL-DE-SAC LOCATION



A great opportunity to purchase this well presented 3 bedroom semi-detached property located at the end of a cul-de-sac in Little Canfield. The ground floor offers a downstairs cloakroom, a large living room diner, kitchen breakfast room and understairs storage. The top floors comprise of 3 bedrooms, with built-in storage to bedrooms 1 & 2, an en-suite to the principal bedroom and a family bathroom. Externally there is off-street parking and a garage with a pathway leading to the low maintenance rear garden, which is approximately 35ft in length with an entertaining patio and artificial lawn retained by close boarded fencing and red robin hedging for privacy.







With panel and obscure glazed front door opening into;

### **Entrance Hall**

With stairs rising to first floor landing, inset ceiling downlighting, smoke alarm, wall mounted radiator, wall mounted fuseboard, oak engineered flooring, understairs storage cupboard, power points, doors to rooms.

### **Cloakroom**

Comprising a close coupled WC, vanity mounted wash hand basin with mixer tap and tiled splashback, ceiling lighting, extractor fan, wall mounted radiator, tiled flooring.

### **Kitchen Breakfast Room 12'9" into bay x 9'2"**

Comprising an array of eye and base level cupboards and drawers with wood effect rolled worksurface and splashback, further mosaic splashback above, 1 1/2 bowl single drainer stainless steel sink unit with mixer tap, 6-ring stainless steel gas hob with double oven under and stainless steel extractor fan above, integrated fridge-freezer, integrated dishwasher, integrated washer dryer and cupboard housing Worcester boiler, feature bay window to front, wall mounted radiator, inset ceiling downlighting, breakfast bar, array of power points, mosaic effect linoleum flooring.

### **Living Room Diner 17'5" x 15'7"**

With a partially vaulted ceiling with Velux windows, bi-folding doors and side light leading out to rear entertaining patio and low-maintenance garden beyond, ceiling lighting, wall mounted radiators, oak engineered flooring, array of TV, telephone and power points.

### **First Floor Landing**

With obscure window to side, ceiling lighting, smoke alarm, power point, fitted carpet, doors to rooms.

### **Bedroom 2 – 15'7" x 11'6"**

With two windows overlooking rear garden, ceiling lighting, wall mounted radiators, power points, fitted carpet, built-in triple wardrobe, further airing cupboard housing pressurised hot water cylinder and slatted shelves.

### **Bedroom 3 – 10'7" x 8'7"**

With window to front, ceiling lighting, wall mounted radiator, array of power points, fitted carpet.

### **Family Bathroom**

Comprising a three piece suite of panel enclosed bath with mixer tap, full tiled surround with integrated shower, glazed screen and curtain rail, close coupled WC, vanity mounted wash hand basin with mixer tap, half-tiled surround, electric shaving point, wall mounted chromium heated towel rail, ceiling lighting, extractor fan, tiled flooring.

### **Entrance to Bedroom 1**

With window to front, ceiling lighting, wall mounted radiator, fitted carpet, power point, stairs leading up to;

### **Bedroom 1 – 15'7" x 12'2"**

With dormer window to front, built-in 5-door wardrobe, eaves storage, wall mounted radiator, telephone and power points, fitted carpet, access to loft, ceiling lighting, smoke alarm, door to;

### **En-suite**

Comprising a fully tiled and glazed shower cubicle with integrated shower, vanity mounted wash hand basin with mixer tap, half-tiled surround, close coupled WC, electric shaving point, obscure Velux window to rear, ceiling lighting, extractor fan, wall mounted chromium heated towel rail, tiled flooring.



# OUTSIDE

## The Front

The front of the property is beautifully nestled at the end of a block-paved cul-de-sac, supplying off-street parking and garage, pathway and flower bed leading to front door, further pathway and personnel gate leading to;

## Rear Garden

Approximately 35ft in length, laid to low-maintenance of entertaining patio with contemporary glazed awning over, artificial lawn all retained by close-boarded fencing with well-stocked shrub and herbaceous borders, red robin hedging to rear for privacy, timber decking with timber summerhouse enjoying external lighting and power.





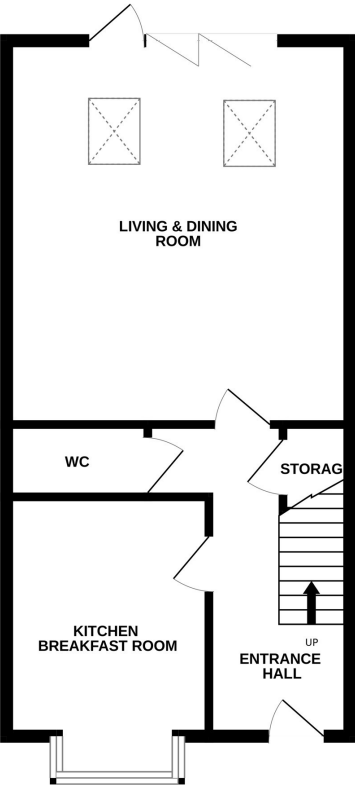
DETAILS

EPC

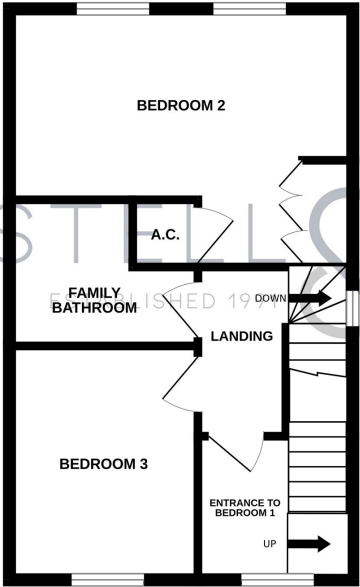
Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN

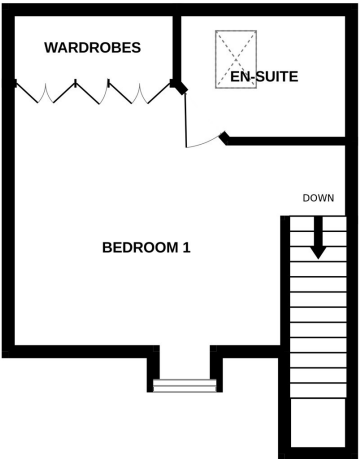
GROUND FLOOR  
502 sq.ft. (46.6 sq.m.) approx.



1ST FLOOR  
403 sq.ft. (37.4 sq.m.) approx.



2ND FLOOR  
260 sq.ft. (24.2 sq.m.) approx.



TOTAL FLOOR AREA : 1165 sq.ft. (108.2 sq.m.) approx.

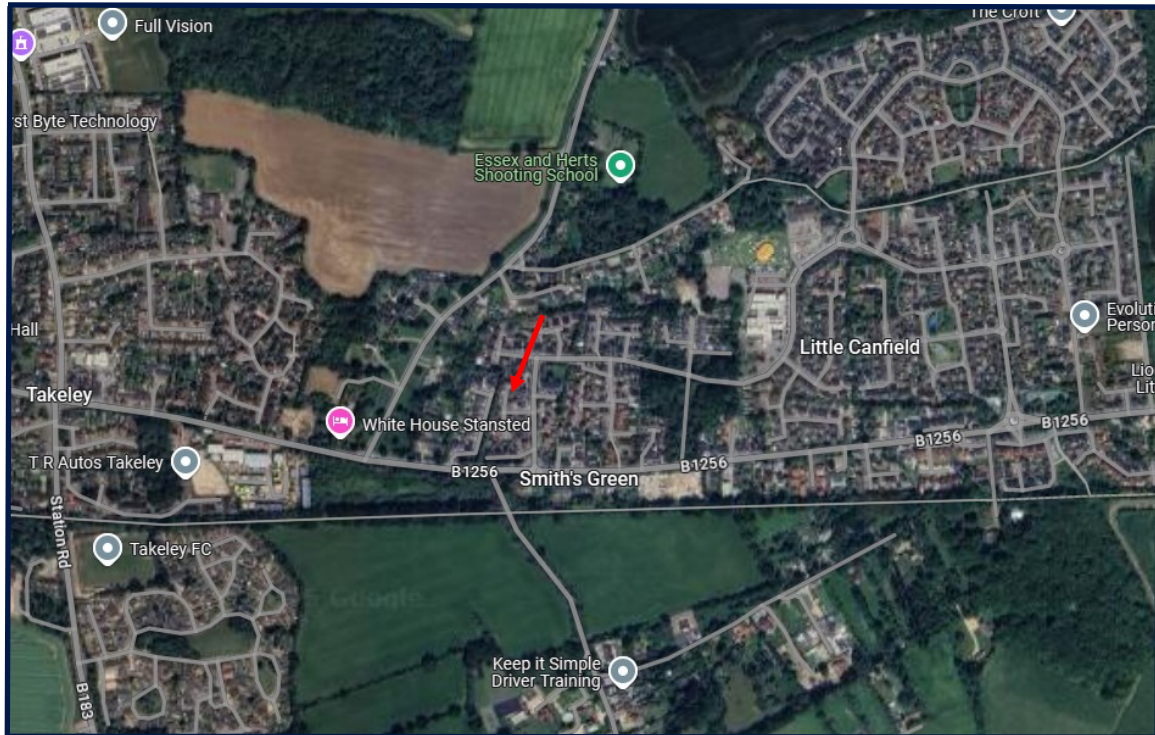
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

**Wintershutt Road** is situated in Little Canfield between Great Dunmow and Bishop's Stortford that offers Takeley Primary School, nursery and community hall. Further schooling and facilities are available in the nearby towns as well as public houses and restaurants. The nearby A120 bypass supplies quick and easy access to M11/M25 at the Bishop's Stortford junction which of course benefits from London Stansted International Airport that also supplies mainline railway links to London Liverpool Street Station.

## DIRECTIONS



## FULL PROPERTY ADDRESS

10 Wintershutt Road, Little Canfield, Dunmow,  
Essex, CM6 1GE

## COUNCIL TAX BAND

Band E

## SERVICES

Mains electricity, gas fired central heating, mains  
water and drainage

## 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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