



## KESTREL GARDENS, GREAT DUNMOW

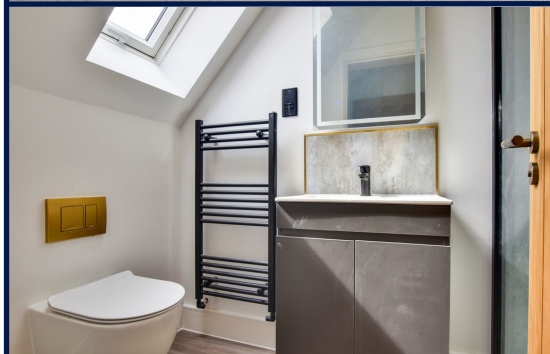
GUIDE PRICE – £500,000

- 3 BEDROOM DETACHED NEW BUILD FAMILY HOME
- GATED DEVELOPMENT
- LARGE OPEN PLAN LIVING, KITCHEN & DINING ROOM
- HOME OFFICE
- GROUND FLOOR CLOAKROOM
- BEDROOM 1 WITH EN-SUITE
- BUILT-IN STORAGE TO BEDROOM 2
- SOUTH-FACING REAR GARDEN
- DRIVEWAY SUPPLYING OFF STREET PARKING
- WALKING DISTANCE TO PRIMARY SCHOOLS & TESCO'S



A 1106 sq ft 3 bedroom detached new build family home. Located within a gated development, this executive home comprises of an entrance hall with cloakroom, large open plan living, kitchen and dining room, and a home office. The first floor offers 3 bedrooms, with an en-suite to the principal bedroom and built-in storage to bedroom 2, as well as a three piece family bathroom. Externally, the property is approached via a block-paved driveway supplying off-street parking, with a personnel gate leading to the south-facing rear garden, which enjoys a raised entertaining terrace with steps leading down to the turfed lawn.







With composite panel and obscure glazed front door opening into:

### **Entrance Hall**

With stairs rising to first floor landing with fitted carpet, oak and glass balustrades, wood effect luxury vinyl flooring, wall mounted radiator, inset ceiling downlighting, wall mounted fuseboard, understairs storage cupboard, doors to rooms.

### **Cloakroom**

Comprising a low level WC with integrated flush, vanity mounted wash hand basin with mixer tap, tiled splashback and storage beneath, wall mounted heated towel rail, inset ceiling downlighting, obscure window to side, extractor fan, wood effect luxury vinyl flooring.

### **Home Office 8'2" x 7'5"**

With window to front, ceiling lighting, wall mounted radiator, telephone and power points, wood effect luxury vinyl flooring.

### **Open Plan Kitchen, Dining & Living Room 24'7" x 14'0"**

With French doors and sidelights and further window to rear raised entertaining terrace and garden beyond, ceiling and inset ceiling downlighting, contemporary wall mounted radiator with further wall mounted radiator, TV, telephone and power points, wood effect luxury vinyl flooring, kitchen comprising an array of base level units and drawers with complimentary stone worksurfaces and tiled splashback, 1 1/2 bowl under sunk stainless steel sink unit with worksurface integrated drainer and pot-wash style mixer tap over, 5-ring electric hob with extractor fan above, integrated double oven with integrated microwave above, recess and power for an integrated fridge-freezer, recess and plumbing for washing machine, integrated dishwasher, door through to;

### **Rear Hallway**

With inset ceiling downlighting, wall mounted radiator, wood effect luxury vinyl flooring, power point, panel and glazed door to side, airing cupboard housing pressurised hot water cylinder and plant room.

### **First Floor Landing**

With Velux windows to side, storage cupboard, wall mounted radiator, power points, fitted carpet, inset ceiling downlighting, doors to rooms.

### **Bedroom 1 – 14'0" x 8'10"**

With window overlooking rear garden, ceiling lighting, TV and power points, wall mounted radiator, fitted carpet, door to:

### **En-suite**

Comprising an aqua boarded shower with glazed shower screen, integrated twin head shower, vanity mounted wash hand basin with mixer tap, tiled splashback and vanity mirror above, low level WC with integrated flush, Velux window to front, inset ceiling downlighting, extractor fan, electric shaving point, wall mounted heated towel rail, wood effect luxury vinyl flooring.

### **Bedroom 2 – 10'7" x 7'10"**

With window overlooking rear garden, ceiling lighting, wall mounted radiator, TV and power points, fitted carpet, built-in storage cupboard with lighting.

### **Bedroom 3 – 8'7" x 6'11"**

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

### **Family Bathroom**

Comprising a three piece suite of panel enclosed bath with integrated twin head shower, aqua board shower with glazed shower screen, low level WC with integrated flush, vanity mounted wash hand basin with mixer tap and tiled splashback, vanity mirror above, Velux window to front, inset ceiling downlighting, extractor fan, electric shaving point, wall mounted heated towel rail, wood effect luxury vinyl flooring.



# OUTSIDE

## The Front

The front of the property is approached via a block-paved driveway supplying off-street parking with paved pathway to front door and personnel gate, supplying access to:

## South-Facing Rear Garden

With a raised paved entertaining terrace, steps leading down to a turfed lawn, all retained by close boarded fencing, outside lighting and water point can also be found.



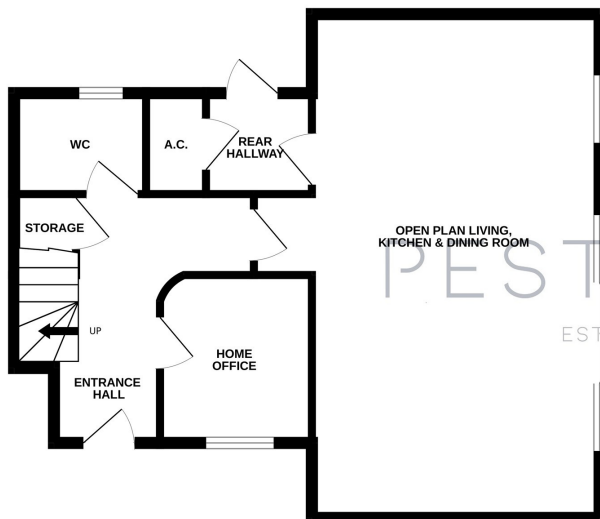
# DETAILS

EPC

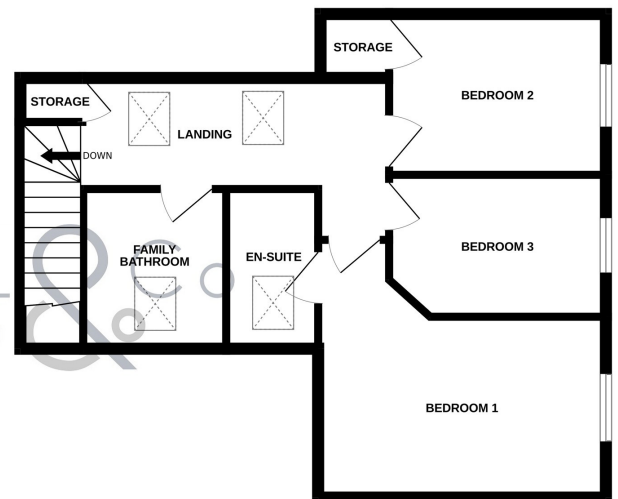
TO FOLLOW

## FLOOR PLAN

GROUND FLOOR  
584 sq.ft. (54.3 sq.m.) approx.



1ST FLOOR  
522 sq.ft. (48.5 sq.m.) approx.



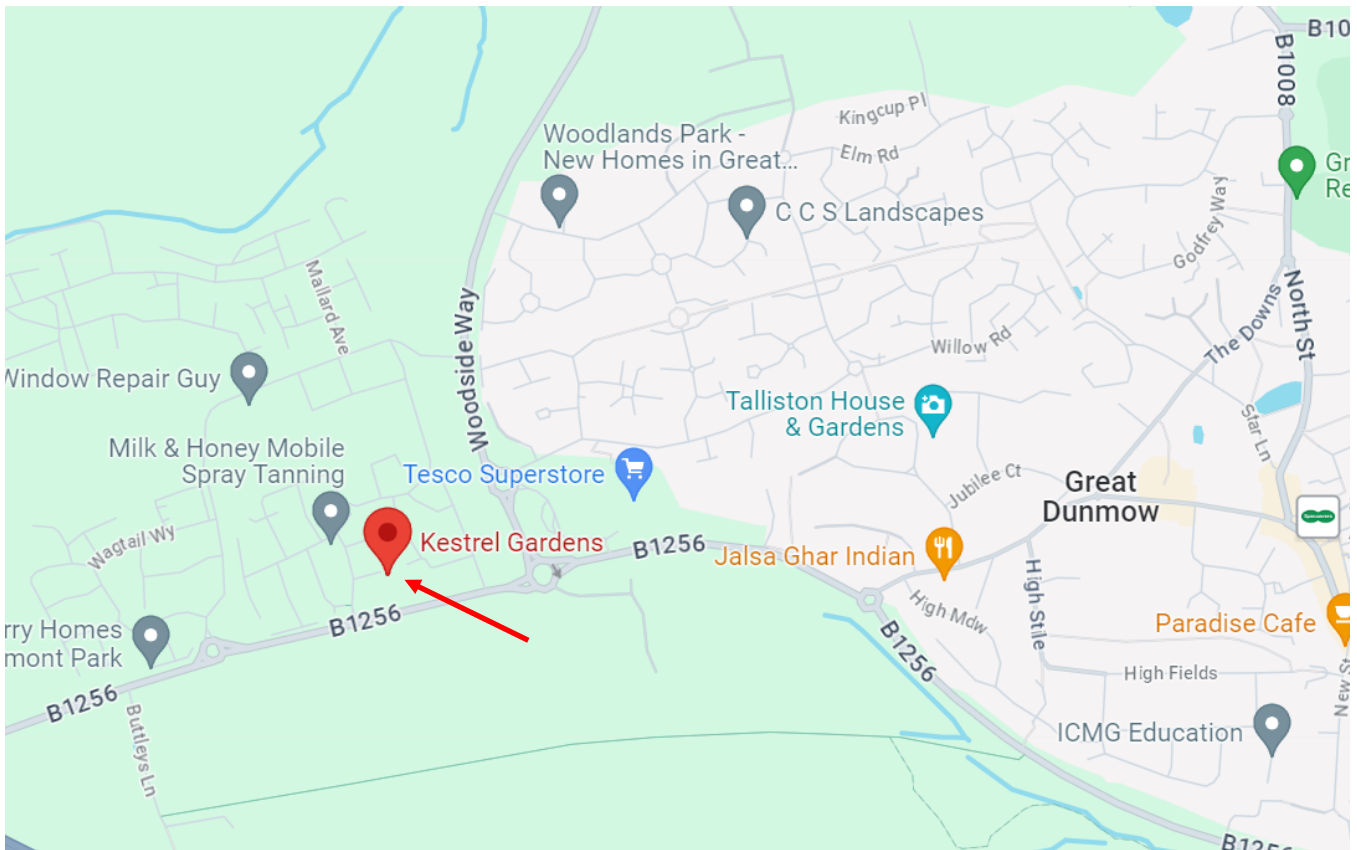
TOTAL FLOOR AREA: 1106 sq.ft. (102.7 sq.m.) approx.

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.  
Made with Metropix ©2025



# 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

Air source heat pump, mains drainage and water

## LOCAL AUTHORITY

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

**AGENTS NOTE:** We believe the information in this brochure is accurate as of the date 16/07/25. 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

ESTABLISHED 1991

ESTABLISHING OURSELVES AS LEADING LOCAL AGENTS FOR OVER 33 YEARS!



WE HAVE IT COVERED, DON'T HESITATE TO CONTACT ONE OF OUR EXPERIENCED TEAM FOR FURTHER INFORMATION!

Would you like a free home valuation?

Want to change agent and get your property sold?

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

Interested in Land acquisition?

Do you have a commercial property to sell or let?

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