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52, Ellis Drive, St James' Park, Bishop's Stortford, Herts, CM23 4RN

Offers over £450,000

A generously proportioned three double bedroom semi detached which is superbly located on the southern outskirts, within a short walk of the outstanding Ofsted rated Bishop's Stortford High School which is due to open in September when it relocates from it's current location.

This well decorated and superbly appointed house was constructed in 2022 by Countryside Homes, a builder with an excellent reputation in this area.

The energy efficient accommodation comprises: Entrance hall, downstairs cloakroom, large open plan living/dining room and fully integrated kitchen. On the first floor there are two very spacious bedrooms and a family bathroom. The most impressive master bedroom suite occupies the whole of the second floor and has a bay fronted bedroom a luxury en-suite shower room plus storage.

Outside, there is a fully enclosed and private rear garden which is accessed through an attached car port to one side of the house. There is a small open aspect front garden and driveway parking for another vehicle.

The property is located at the end of a residential cul-de-sac which overlooks open land to the front which we believe will be the sports fields for the school. St James' Park is still under construction and when finished, will have a small neighbourhood shopping centre with a community centre and there will also be a primary school, care home, landscaped parks and play areas.

The property is just under two miles from the town centre and mainline railway station and is well located for access to major routes leading to surrounding areas including Junction 8 of the M11 motorway. It is close to the Southern Country Park, open countryside and some lovely walks along the River Stort northwards to the town centre and southwards to Sawbridgeworth. The Coach and Horses Public House is also within walking distance.

EPC Band B. Council Tax Band D.

Entrance Hall

Wood effect laminate flooring. Radiator. Stairs to the first floor. Two inset ceiling lights. Doors to living/dining room and:

Downstairs Cloakroom

7'7" x 4'9" (2.313 x 1.452)

Fitted with a modern Roca suite.

Pedestal wash basin with mixer tap. Radiator. Low level WC. Wood effect laminate flooring. Cloaks hanging area. Double glazed window to the front aspect.

Luxury Kitchen

11'6" x 6'0" (3.530 x 1.840)

A good range of stylish 'handleless' white units with wood effect work surfaces and splashbacks which incorporate: Built-in oven, ceramic hob, cooker extractor hood, dishwasher, washing machine, and fridge/freezer.

Stainless steel single drainer, one and a half bowl sink unit with swan neck mixer tap and cupboards below. Adjacent work surfaces with cupboards and drawers below. Cupboard housing Baxi gas fired combination boiler. Range of eye level wall cupboards. Wood effect laminate flooring. Double glazed window to the front aspect.



Living/Dining Room

16'9" x 15'9" (5.124 x 4.804)

A very spacious room which is well lit by full-height double glazed windows and French doors to the rear aspect.

TV/Data points. Radiator. Wood effect laminate flooring. Large understairs storage cupboard with light connected and wood effect laminate flooring.

Central heating control/thermostat for the ground floor.



First Floor Landing

Radiator. Stairs to the first floor. Doors to family bathroom, bedroom two, bedroom three and:



Storage Cupboard

6'7" x 2'9" (2.012 x 0.862)

Bedroom Three

15'9" x 8'8" (4.825 x 2.645)

Double glazed window to the front aspect. Radiator.



Bedroom Two

15'9" x 8'7" plus recess (4.813 x 2.641 plus recess)

Double glazed window to the rear aspect. Radiator.



Family Bathroom

7'1" x 6'6" (2.176 x 1.988)

Fitted with a modern white Roca suite and complementary tiling.

Vanity unit wash basin with mixer tap and storage below. Adjacent WC with concealed cistern. Panel bath with fully tiled splash surround, glazed shower screen, wall mounted mixer tap and overhead shower unit. Ceramic tiled floor. Shaver point. Four inset ceiling lights. Extractor fan. Wood effect counter top and bath panel.



Second Floor Landing

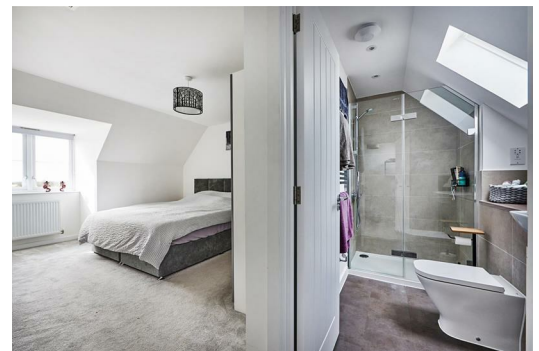
Velux double glazed skylight window to the rear aspect. Door to:

Master Bedroom Suite

20'6" x 11'11" (6.255 x 3.646)

An enormous master suite that occupies the whole of the top floor and has a splendid view to the south over the sports field for Bishop's Stortford High School.

Eaves storage cupboard. Opening to:



Bedroom One

12'11" plus bay x 11'11" (3.951 plus bay x 3.646)

Double glazed bay window to the front aspect. Radiator. Built-in storage/wardrobe cupboard. Hatch to loft space. Central heating control/thermostat for the first and second floors.

En-Suite Shower Room

8'4" x 4'11" (2.550 x 1.503)

Fitted with a modern white Roca suite and complementary tiling.

Vanity unit wash basin with mixer tap and storage below. Adjacent WC with concealed cistern. Double-width shower cubicle with glazed door and side panel. Chrome heated towel rail. Shaver point. Three inset ceiling lights. Velux double glazed skylight window to the rear aspect. Ceramic tiled floor. Wood effect counter top.



Rear Garden

Enclosed by a brick wall on one side and 6' fencing to the other two aspects.

Paved patio area. Lawn area. Outside light, tap and power points. Two useful garden storage sheds.

Gate leads to the front of the property via:



Attached Car Port

16'4" x 9'2" (4.983 x 2.798)

Provides under cover parking for one car.

Eaves storage area. To the front of the car park there is driveway parking for one car.

Front Garden

The property is located towards the end of a residential cul-de-sac of only four houses. There are some parking spaces in this area which are not allocated to any particular house and are available on a 'first come, first served basis'.

View To The Front Of The Property

As previously mentioned, the property overlooks the sports field for Bishop's Stortford High School which is due to open in September 2024.



St James' Park

A new development on the southern outskirts of town. There will be several areas of housing, secondary and primary schools, a business/enterprise centre, local shopping centre with a community hub and a care home. as well as several areas of parkland and play areas.

The area is criss-crossed by footpaths and cycleways. A bus route runs through the middle which serves the town centre, station and nearby Stansted Airport.

There is an annual fee for the maintenance of the communal areas on St James' Park. We are awaiting the exact details at the time of going to print but the owner has informed us that it is £65 per month.



LOCAL INFORMATION

Essential information on transport links, shops, hospitals & doctors plus schools with their contact details & performance ratings is available on our website: www.lednor.co.uk

Find the property you are interested in and then select premium brochure.

In this brochure you will find larger photographs, floor plan, Energy Performance Certificate and loads of useful information about the area that the property is located.

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They are independent for all protection needs allowing them to review your life assurance and critical illness policies so that they can ensure that you have the most suitable cover.

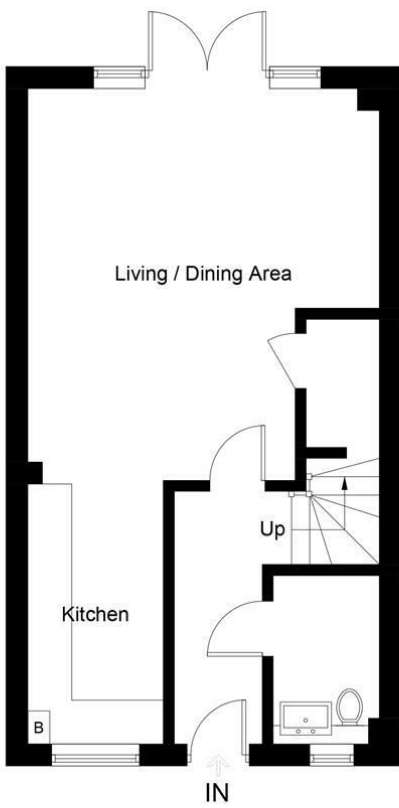
Your home is at risk if you do not keep up payments on a mortgage or loan secured against it.

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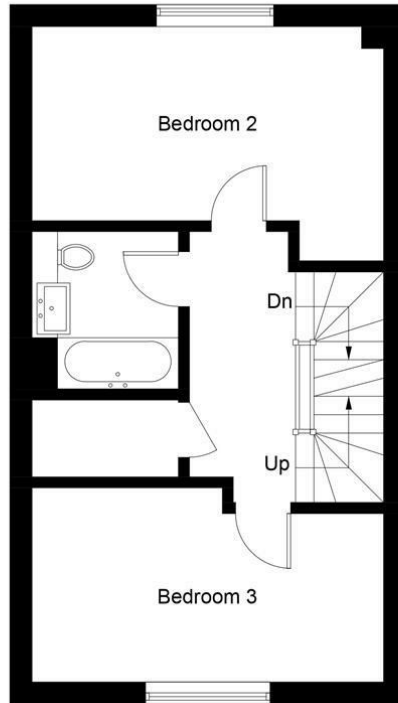
Disclaimer

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out survey, not tested the services, appliances or specific fittings and any mention of such items does not imply that they are in working order. Room sizes are approximate and should not be relied upon for carpets and furnishings. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. Any stated plot size is intended merely as a guide and has not been officially measured or verified. We have not checked the legal documents to verify the freehold/leasehold status of the property and purchaser is advised to obtain clarification from their solicitor or surveyor. MONEY LAUNDERING REGULATIONS 2003. Intending purchaser will be asked to produce identification documents and we would ask for your co-operation in order that there be no delay in agreeing the sale.

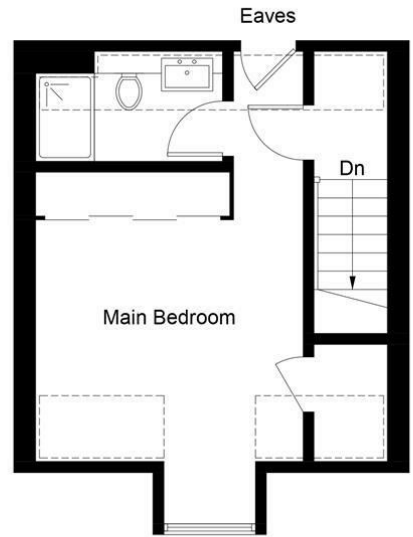
Approximate Gross Internal Area = 114.2 sq m / 1229 sq ft



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1039561)