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*Established 1986*

*Independent Estate Agents and Valuers*



**13, Knights Close, Bishop's Stortford, Hertfordshire, CM23 4BZ**

**Guide price £675,000**

A superbly presented four bedroom detached house which has gas central heating and double glazing throughout.

This immaculate house comprises: Entrance hall, study, dual aspect sitting room with fireplace, dining room, modern fitted kitchen with integrated appliances, utility room, downstairs cloakroom, master bedroom with refitted en-suite shower room, three further well proportioned bedrooms and a refitted family bathroom.

The larger than average south facing rear garden measures approximately 45' x 45' and is unoverlooked. The front garden has side-by-side parking for 4 cars as well as a single garage.

The property is located at the end of a sought after cul-de-sac close to the Bishop's Park neighbourhood centre with a large Tesco's supermarket. Hillmead Primary school is within walking distance. Avanti Brook Primary and Avanti Grange Secondary School are also close by. The Town centre and the mainline railway station are just under two miles away.

EPC band D. Council Tax Band F.

## Front Door To;

### Entrance Hall

Radiator. Stairs to the first floor. Understairs cupboard. Doors to study, sitting room, dining room and Kitchen.



### Sitting Room

15'10" x 13'0" (4.841 x 3.979)

A spacious room which is well lit by double glazed windows to the front and side aspects and features an Adam style fireplace with coal effect gas fire.

Three wall light points. Two radiators. TV point. Double opening glazed doors to:



### Dining Room

10'7" x 11'11" (3.232 x 3.637)

Another well lit room which has a double glazed side window and sliding patio doors to the rear garden.

Two wall light points. Radiator. Door to:





### Fitted Kitchen

12'6" x 8'7" (3.825 x 2.635)

An extensive range of matt white 'soft close' units with brushed steel handles which incorporates: Neff stainless steel double oven, microwave, Neff stainless steel five ring gas hob, Stainless steel and glass cooker extractor hood, integrated fridge.

Stainless steel single drainer, one and a half bowl sink unit with mixer tap, drinking water tap and cupboard below housing plumbed-in water softener. Adjacent white quartz work surfaces with matching upstands, cupboards and drawers below Two corner and three single eye level wall cupboards. Full-height pull-out larder cupboard. Chrome heated towel rail. Double glazed window to the rear aspect. Mosaic tiled splashbacks to work surfaces. Door to:



### Utility Room

5'5" x 7'10" (1.659 x 2.407)

Stainless steel single drainer sink unit with mixer tap and cupboard below. Adjacent work surfaces with spaces for washing machine and tumble dryer below. One double eye level wall cupboard. Glow-Worm gas fired central heating boiler. Radiator. Cloaks hanging area. Hatch to small loft space. Double glazed window and door to the rear aspect. Door to

### Downstairs Cloakroom

4'9" x 2'9" (1.471 x 0.850)

Wall mounted wash basin with mixer tap. WC with concealed cistern. Radiator. Double glazed window to the rear aspect.

### Study

7'2" x 5'5" (2.188 x 1.663)

Feature arched double glazed window to the front aspect. Radiator.



### First Floor Landing

Hatch to part boarded loft space. Built-in airing cupboard housing Megaflo mains pressure hot water cylinder.



**Bedroom One**

13'10" x 12'9" (4.229 x 3.900)

Large built-in wardrobe cupboard with full-height mirror doors. Radiator. TV and telephone points. Ceiling mounted fan/light unit. Double glazed window to the front aspect. Door to:



**En-Suite Shower Room**

4'11" x 7'7" max (1.515 x 2.332 max)

Refitted with a contemporary white suite and fully tiled walls with mosaic tiled highlights.

Vanity unit wash basin with mixer tap and cupboard below. Low level WC. Shower cubicle. Chrome heated towel rail. Ceramic tiled floor. Extractor fan. Two inset ceiling lights and one inset light/extractor above the shower. Double glazed window to the side aspect. Wall mounted mirror fronted cabinet with hands-free lighting.



### Bedroom Two

11'5" x 9'0" (3.499 x 2.746)

Radiator. Double glazed window to the rear aspect.



### Bedroom Three

12'0" x 6'6" plus door recess (3.673 x 2.005 plus door recess)

Radiator. Double glazed window to the rear aspect.



### Bedroom Four

9'10" x 7'5" (3.010 x 2.268)

Radiator. Double glazed window to the front aspect.



### Bathroom

8'10" x 5'4" (2.712 x 1.642)

Refitted with a contemporary white suite and fully tiled walls with mosaic tiled highlights.

Vanity unit wash basin with mixer tap and drawers below. Panel bath with glazed screen, mixer tap and shower attachment.

Low level WC. Chrome heated towel rail. Ceramic tiled floor.

Extractor fan. Four inset ceiling lights.

Wall mounted mirror fronted cabinet with hands-free lighting.





### **Rear Garden**

A superb rear garden which measures approximately 45' x 45'. It is very private and enjoys a sunny south facing aspect. Paved patio area and pathway. outside tap and light. Retractable sun awnings over the dining room and kitchen windows. Large lawn area with well stocked borders. Raised flower beds set in dwarf retaining walls. Tiered rockery. Large storage shed. 6' fencing on all three aspects with a small coppice beyond one side of the garden. Gated side access to the front. On the other side of the house is a small wooden storage shed.



### **Front Garden**

An open aspect garden which has a double-width Tarmac driveway and alongside that is a further block-paved hardstanding for two cars. The property is at the end of a residential cul-de-sac and has an established hedge on the other side of the driveway.

### **Garage**

16'9" x 8'2" (5.125 x 2.511)

Up and over door. Light and power connected. Door to the utility room. Eaves storage area.

### **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](http://www.lednor.co.uk)  
Find the property you are interested in and then select premium brochure.

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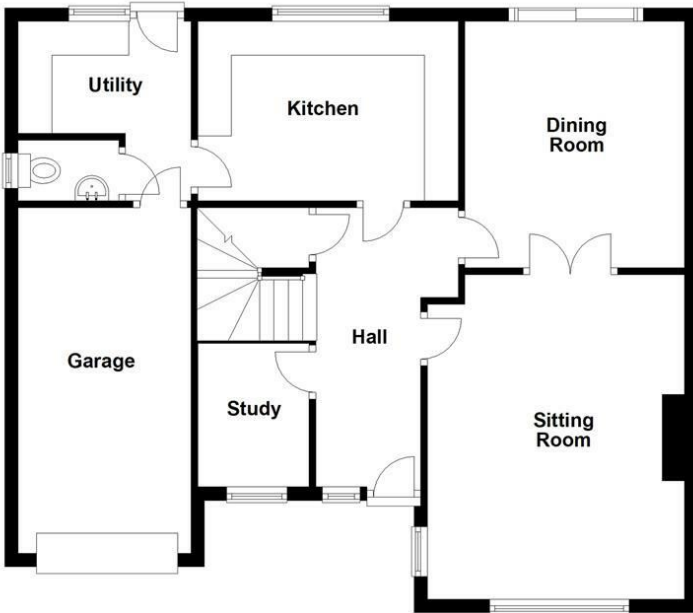
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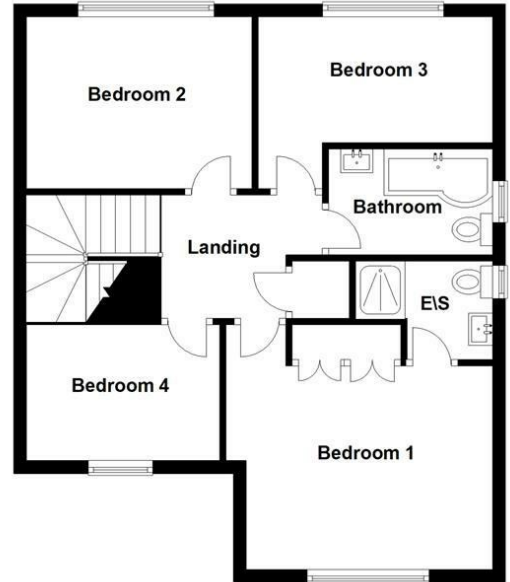
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### Ground Floor



### First Floor



APPROX GROSS INTERNAL FLOOR AREA 1275SQFT excluding Garage  
This floor plan is intended as a GUIDE TO LAYOUT and is NOT TO SCALE