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*Established 1986*

*Independent Estate Agents and Valuers*



**3, Dolphin Way, Bishop's Stortford, Hertfordshire, CM23 2AH**

**Guide price £725,000**

An attractive older style detached house on a large plot within walking distance of the town centre and well regarded schools.

The property offers spacious family accommodation with huge potential for further extensions. There is gas central heating and replacement double glazing. It has been well maintained but does require some modernisation.

This impressive property comprises: Entrance hall, downstairs cloakroom, large lounge, dining room, large and extensively fitted kitchen/breakfast room with integrated appliances, large ground floor bedroom with potential for an en-suite, three first floor bedrooms and a bathroom.

The 150' rear garden is a splendid feature and offers tremendous potential. It backs onto an attractive area of parkland with a small playground. The front garden has been block-paved to provide off-road parking for at least five cars..

This quiet non-estate location is ideal for families, being within walking distance of two primary schools, Birchwood Secondary school and a very useful parade of neighbourhood shops in Parsonage Lane. The town centre and mainline railway station are also within walking distance. There is a very pleasant walk alongside the River Stort, via Grange paddocks that can be used to go into town or out into the countryside.

EPC Band D. Council Tax Band F.

**Front Door To:**

**Entrance Hall**

Double glazed windows to both sides. Radiator. Stairs to first floor. Understairs cupboard. Doors to lounge, dining room, kitchen and cloakroom.

**Downstairs Cloakroom**

6'8" x 2'7" (2.049 x 0.795)

Double glazed window to the side aspect. Radiator. Wall mounted wash basin. Low level WC.



**Dining Room**

13'2" x 11'10" (4.031 x 3.613)

Double glazed window to the front aspect. Radiator. Two wall light points. Fitted gas fire.



### **Kitchen/Breakfast Room**

16'11" x 7'11" (5.177 x 2.433)

Well fitted with an extensive range of modern gloss fronted units and composite quartz worktops with the following integrated appliances: Neff double oven, induction hob, extractor hood, fridge/freezer, dishwasher, washing machine and plumbed in water softener.

Single drainer, one and a half bowl sink unit with mixer tap and cupboards below. Excellent run of fitted work surfaces with cupboards and drawers below. Nine single eye level wall cupboards with lighting below. LED plinth lighting. Fitted breakfast bar. Full height broom cupboard. Understairs cupboard housing Neff tumble dryer. Cupboard housing gas fired central heating boiler. Ten inset ceiling lights. Ceramic tiled floor. Double glazed window to the rear aspect and door to the side. Brita water filter connected to mixer tap to provide drinking water.





**Lounge**

20'4" x 10'5" (6.212 x 3.192)

Double glazed window and door to the rear aspect. Two radiators. TV point. Door to:



**Bedroom One**

20'2" x 9'2" (6.169 x 2.797)

Double glazed window to the rear aspect. Radiator. Range of fitted wardrobe cupboards to one wall comprising: Three doubles with a central double bed recess which has cupboards above.



**First Floor Landing**

Double glazed window to the side aspect. Hatch and retractable ladder to loft space.

**Bedroom Two**

13'5" x 10'6" (4.111 x 3.223)

Double glazed window to the rear aspect. Radiator. Vanity unit wash basin. Triple fitted wardrobe cupboard. Fitted dressing table and drawers. Built-in airing cupboard housing pre-lagged hot water cylinder.



**Bedroom Three**

13'4" x 8'0" plus recess (4.075 x 2.461 plus recess)

Double glazed window to the front aspect. Radiator. Recess with built-in shelved storage cupboard.



**Bedroom Four**

9'11" x 6'10" (3.029 x 2.091)

Double glazed window to the front aspect. Radiator. Double fitted wardrobe cupboard.



### **Bathroom**

8'0" x 6'2" (2.441 x 1.885)

Two double glazed windows to the rear aspect. Half tiled walls. Heated towel rail. Vanity unit wash basin with cupboard below. Adjacent WC with concealed cistern. Panel bath with fully tiled splash surround, Aqualisa mixer tap and shower attachment, shower rail and curtain.



### **Rear Garden**

A splendid rear garden which is over 150' in length. It is well screened to the rear by established conifers and has a gate leading out to an attractive area of parkland.

Paved patio area immediately to the rear of the house. Further decked patio and paved patio areas. Extensive lawn area with various shrubs to the borders. outside light and tap. wooden garden shed. Apple tree. Gated side pedestrian access to the front garden.





**Rear View Of house**



### **Park & Grange Paddocks**

This attractive parkland area is located to the rear of the property. and has a small playground.

At the end of the park is a footbridge that provides access to Grange Paddocks, leisure centre with Olympic sized swimming pool. cafe and gymnasium.

You can then enjoy a lovely walk south to the town centre, alongside the River Stort or northwards out into the countryside.



### **Front Garden**

Block-paved to provide off-road parking for at least five cars. Outside light. Gravel area/flower bed.

### **Garage**

17'10" x 9'7" (5.442 x 2.926)

Up and over door. Light and power connected. Fitted work bench. Door to the house.





## **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.

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.

## **FINANCIAL SERVICES**

Through our contacts with local mortgage brokers, we are able to offer independent mortgage advice with no obligation.

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.

M.D.Jackson Financial Services & Stablegate Financial are directly authorised by the Financial Conduct Authority.

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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.



### Ground Floor



### First Floor



APPROX GROSS INTERNAL FLOOR AREA 1325 SQFT (excluding Garage)  
This floor plan is intended as a GUIDE TO LAYOUT and is NOT TO SCALE