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Established 1986

Independent Estate Agents and Valuers



38, Grosvenor Close, Bishop's Stortford, Herts, CM23 4JP

Guide price £629,995

A much improved and extended four/five bedroom detached family home.

The property has gas central heating, cavity wall insulation and double glazing throughout. It features: Entrance hall, modern fitted kitchen, dining room, large sitting room with attractive fireplace, bright and spacious family room (Could also be used as a ground floor bed/guest room), small study, downstairs cloakroom/shower room, four generously proportioned first floor bedrooms and a bathroom with a modern white suite.

The property stands on a corner plot in a small cul-de-sac of similar sized detached houses. It has a wrap around front garden with driveway leading to a larger than average garage which could be converted into further accommodation, subject to the required permissions. The private 50' x 45' 'L' shaped garden which has patio and lawn areas is enclosed by walls and fencing.

This property is well located, being close to the Southern Country Park, Thorley Neighbourhood Centre with Sainsbury's supermarket, post office, various eating establishments, useful shops and Busy Bees Day Nursery. There are at least three well regarded primary schools which are within walking distance. In addition, Bishop's Stortford High School is relocating to nearby St James' Park and due to open in September 2024. The town centre and mainline railway station are just over a mile away.

EPC Band C. Council Tax Band E.

Covered Porch

Outside light. Double glazed front door to:

Entrance Hall

Stairs to the first floor. Radiator. Glazed doors to sitting room, dining room and:



Refitted Kitchen

9'11" x 9'10" (3.044 x 2.998)

A bright and spacious room which is well lit by double glazed windows to the front and side aspects.

Fitted with an extensive range of modern oak fronted units with granite work surfaces and matching upstands. Integrated appliances includes: Bosch dishwasher, fridge/freezer and stainless steel chimney style extractor hood.

White enamel single drainer, one and a half bowl sink unit with swan neck mixer tap and cupboards below. Adjacent and opposite work surfaces with cupboards and drawers below. Large double width larder/storage cupboard with shelving and pull-out drawers. Adjacent broom/ironing board cupboard. Cupboard housing Vaillant gas fired central heating boiler. Four single eye level wall cupboards. Spaces for washing machine and cooker. Ceramic tiled floor. Ceramic tiled splashbacks.



Dining Room

10'2" x 8'7" (3.099 x 2.636)

Double glazed window to the side aspect. Radiator.



Sitting Room

18'11" x 12'0" (5.786 x 3.678)

A spacious room which features a double glazed bow window to the front aspect and an attractive modern fireplace with a York stone surround and coal effect gas fire.

Two radiators. TV point. Understairs storage cupboard with light connected.

Double opening glazed doors lead to:

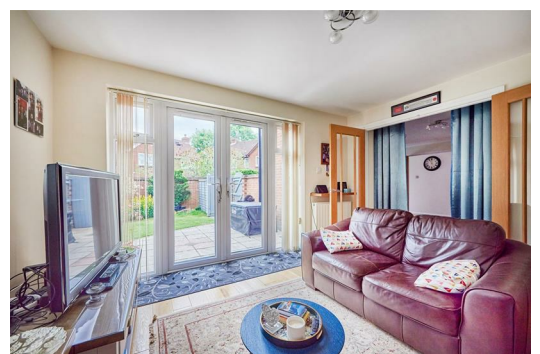


Family Room

12'9" x 10'5" (3.888 x 3.197)

A useful addition to the house which is well lit by double glazed windows to the side and rear aspects which include French doors to the garden.

Radiator. TV point. Oak flooring. Glazed door to:



Small Study

5'5" x 5'2" (1.655 x 1.585)

Fitted desk. Radiator. Oak flooring. Doors to garage and:



Shower Room/Cloakroom

6'10" x 5'1" (2.101 x 1.558)

Fitted with a modern white suite and complementary fully tiled walls.

Pedestal wash basin with mixer tap. Low level WC. Quadrant shower cubicle. Chrome heated towel rail. Extractor fan. Double glazed window to the rear aspect. Two inset ceiling lights. Shaver point.



First Floor Landing

Double glazed window to the side aspect. Built-in airing cupboard housing pre-lagged hot water cylinder. Hatch and retractable ladder to boarded loft space.

Bedroom One

12'1" x 11'5" (3.696 x 3.502)

Double glazed window to the front aspect. Radiator. Large triple fitted wardrobe cupboard with full height sliding mirror doors.



Bedroom Two

10'2" x 9'3" (3.117 x 2.844)

Double glazed window to the front aspect. Radiator.



Bedroom Three

9'8" x 9'3" (2.954 x 2.835)

Double glazed window to the rear aspect. Radiator.



Bedroom Four

9'3" x 6'10" (2.827 x 2.097)

Double glazed window to the front aspect. Radiator.



Modern Bathroom

6'2" x 6'2" (1.901 x 1.893)

Fitted with a contemporary white suite and complementary tiling.

Pedestal wash basin with mixer tap. Low level WC. Panel bath with tiled splash surround, mixer tap, Aqualisa shower unit, shower rail and curtain.

Double glazed window to the front aspect. Chrome heated towel rail. Shaver point. Ceramic tiled floor. Tiled recess with shelf. Extractor fan.



Garden

A very private garden which is enclosed by 6' fencing on two aspects and an established brick wall to the other two sides. The garden is 'L' shaped and wraps around the house. It measures approximately 50' x 45'

Two linked paved patio areas. Lawn area with well stocked flower and shrub borders. outside light, tap and power points.

Discreetly located enclosed bin storage area. Gated access to the front garden.



Front Garden

An open aspect garden which is also 'L' shaped and measures approximately 60' max x 45'. Lawn area. Various shrubs. Ornate slate area. Semi-circular flower bed. Driveway leads to:

Single Garage

17'6" x 8'7" (5.356 x 2.637)

Up and over door. Light and power connected. Door to the main house.

To the rear of the garage is a utility area with a fitted work surface, eye level cupboards and spaces for a washing machine and a tumble dryer.

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.

FINANCIAL SERVICES

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

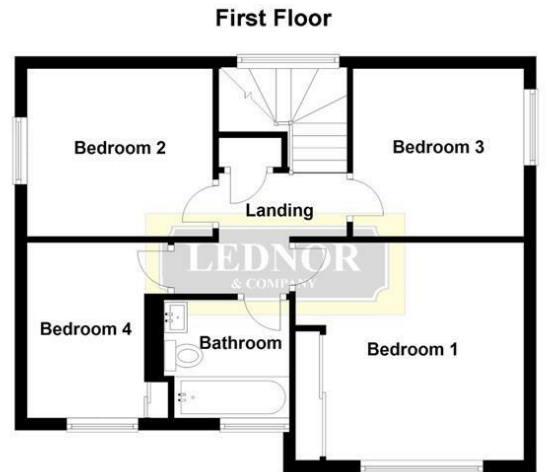
They are independent for all protection needs allowing them to review your life assurance and critical illness policies so that they can ensure that you have the most suitable cover.

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.



APPROX GROSS INTERNAL FLOOR AREA 1250 SQFT (excluding Garage)
 This floor plan is intended as a GUIDE TO LAYOUT and is NOT TO SCALE