

**3 Bridge Street
Bishop's Stortford
Herts CM23 2JU**

LEDNOR
& COMPANY

**(01279) 505055
sales@lednor.co.uk
www.lednor.co.uk**

Established 1986

Independent Estate Agents and Valuers



3, Manston Drive, Bishop's Stortford, Hertfordshire, CM23 5EJ

Guide price £750,000

A much improved and greatly extended four bedroom detached house which has a fantastic 100' x 50' South facing rear garden.

The impressive accommodation which has gas central heating, part underfloor heating and double glazing throughout, comprises: On the ground floor: Entrance and inner hallways, downstairs cloakroom, utility room, large sitting room which was originally two rooms, large play/TV room, study and very spacious kitchen/dining/family room with bi-fold doors leading out to the rear garden. On the first floor: Generous master bedroom with fitted wardrobes and a luxury en-suite bathroom which also has a shower, a spacious double bedroom and two single bedrooms plus a family bathroom with a modern white suite.

The property stands on a wider than average plot which has provided room for a substantial two storey side extension. The rear garden is lovingly well maintained and has a full-width patio area immediately to the rear of the house. There is then a shaped lawn area with well stocked borders and, to the rear of the plot, is a children's play area. The front garden has a wide frontage and driveway parking for three cars plus an integral garage.

This is a very sought after area of houses built by the Allen Brothers in the nineteen fifties. There is a useful selection of shops at nearby Snowley Parade. There are two well regarded primary schools and Birchwood Secondary School within easy walking distance. The town centre and mainline railway station are just over a mile away. The property is ideally located for access to the M11 Motorway and the by-pass around the town.

EPC Band D. Council Tax Band E.

Front Door To:

Entrance Hall

Double glazed window to the front aspect and one to the side. Radiator. Stairs to the first floor. Understairs cupboard.

Inner Hall

Three inset ceiling lights. Double built-in cloaks cupboard. Doors to sitting room, kitchen, utility room and:

Downstairs Cloakroom

3'10" x 3'6" (1.172 x 1.079)

Fitted with a modern white suite. Vanity unit wash basin with cupboard below. Low level WC. Extractor fan. Radiator. Porcelain tiled floor.

Utility Room

5'11" x 3'9" (1.805 x 1.150)

Fitted work surface with space for washing machine below and tumble dryer above. Two inset ceiling lights. Quarry tiled floor. Double glazed door to the side aspect.

Sitting Room

23'5" x 12'5" (7.153 x 3.801)

A very spacious room which was originally two separate rooms and could easily be redivided, if required.

Double glazed window to the front aspect. Radiator. TV point. Fireplace with wood burning stove.

Double glazed double opening doors to the kitchen. Door to:



Playroom/TV room

15'5" x 11'5" (4.723 x 3.496)

N.B. The measurement shown excludes a large door recess.
Double glazed window to the rear aspect. Radiator. TV point.
Double glazed double opening doors to the kitchen. Door to:



Study

11'6" max x 8'0" (3.520 max x 2.455)

Double glazed window to the side aspect. Cat 5 Cabling for internet. Radiator. Door to the garage.



Kitchen/Dining/Family Room

19'7" x 13'9" (5.991 x 4.205)

A very spacious room which is very much the heart of this fine house.

The room is well lit by double glazed windows to the rear aspect which includes a set of bi-fold doors leading to the garden.

Fitted with a range of modern oak faced 'soft close' units and granite effect work surfaces. Integrated appliances include: Dishwasher and stainless steel and glass chimney style extractor hood.

Spaces for upright fridge/freezer and range style cooker.

Stainless steel single drainer, one and a half bowl sink unit with mixer tap and cupboards below. Adjacent work surfaces with cupboards and drawers below. One corner and seven single eye level wall cupboards. Six inset ceiling lights. Porcelain tiled floor with underfloor heating. Ceramic tiled splashbacks to the work surfaces. Door to the inner hall.



First Floor landing

Two inset ceiling lights. Double glazed window to the side aspect. Hatch and retractable ladder to a boarded loft space which has a light connected.

Bedroom One

14'6" x 11'5" plus large door recess (4.439 x 3.485 plus large door recess)

A bright and spacious master bedroom.

One single and two double fitted wardrobe cupboards. Radiator. TV point. Double glazed window to the rear aspect. Door to:



En-Suite Bath/Shower Room

11'4" x 6'5" (3.472 x 1.980)

Fitted with a modern white suite and complementary porcelain tiled walls. Porcelain tiled floor has underfloor heating.

Vanity unit wash basin with mixer tap and cupboard below. Low level WC. Double-width glazed shower cubicle. Panel bath with mixer tap. Chrome heated towel rail. Four inset ceiling lights and one inset light with integrated extractor fan. Shaver point. Double glazed window to the front aspect.



Bedroom Two

13'0" x 11'6" (3.969 x 3.509)

Double glazed window to the front aspect. Radiator. Built-in airing/storage cupboard.



Bedroom Three

10'11" x 6'7" (3.345 x 2.027)

Double glazed window to the rear. Radiator.



Bedroom Four

8'6" x 8'1" (2.592 x 2.478)

Double glazed window to the front aspect. Radiator.



Family Bathroom

8'6" x 5'4" (2.607 x 1.649)

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

Pedestal wash basin with mixer tap. Low level WC. Panel bath with glazed screen, fully tiled splash surround, mixer tap and Aqualisa shower unit. Four inset ceiling lights. Double glazed window to the rear aspect. Chrome heated towel rail. Porcelain tiled floor.



Rear Garden

A fantastic South facing rear garden which measures approximately 100' x 50'. it is enclosed by hedges and fencing. Full-width paved patio area across the rear of the house. Outside tap, light and power. Large shaped lawn area with well stocked flower and shrub beds and borders. Various conifers and shrubs. Raised flower beds.

To the rear of the plot is a children's play area with a wooden framed swing/slide combo. Small kitchen garden area. Wooden garden shed. There are access pathways to both sides on the house leading to the front.



Rear Garden

Front Garden

Dwarf brick wall to the front of the house. Block-paved driveway with parking for three cars. Three well stocked flower beds with various shrubs. Outside light.

Integral Garage

13'2" x 11'7" (4.025 x 3.546)

Up and over door. light and power connected. Vaillant gas fired central heating boiler and adjacent lagged hot water cylinder.

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.

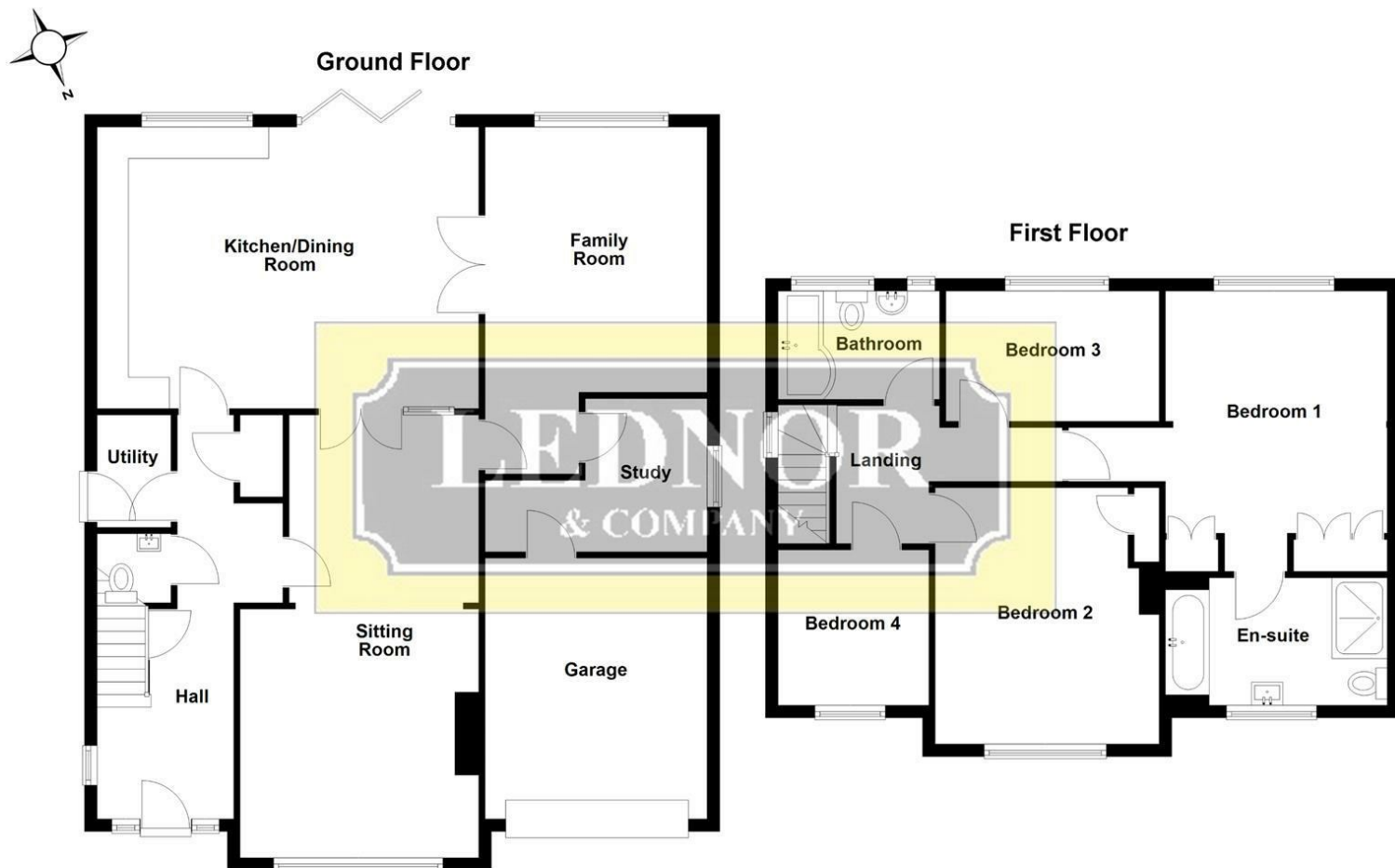
They are independent for all protection needs allowing them to review your life assurance and critical illness policies so that they can ensure that you have the most suitable cover.

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.

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.



APPROX GROSS INTERNAL FLOOR AREA 1725 SQFT (EXCLUDING GARAGE)
This floor plan is intended as a GUIDE TO LAYOUT and is NOT TO SCALE