

FREEHOLD



House - Detached (EPC Rating: D)

**DOLPHIN WAY**  
**BISHOP'S STORTFORD**  
**CM23 2AH**  
**Price Guide**  
**£775,000**

- DETACHED FAMILY HOME
- 150' REAR GARDEN
- 4 BEDROOMS
- 2 BATHROOMS
- OPEN PLAN KITCHEN/DINER/FAMILY ROOM
- CLOAKROOM
- 50' FRONT DRIVEWAY
- GARAGE
- GAS CENTRAL HEATING
- ACCESS TO SHORTCUT TO THE TOWN 10 MIN WALK



**Fordyce Furnivall**  
Residential Sales & Letting Agents



4



2



2



D

# 4 Bedroom House - Detached located in Bishop's Stortford

An extended 4 bedroom 2 bathroom detached family home situated at the end of a quiet cul-de-sac within walking distance of the town centre, railway station and local schools. The property boasts a 150' rear garden with a rear gate allowing access to a public footpath leading to Sworders Field and the town centre (10 minute walk). The accommodation comprises entrance hall, lounge, kitchen diner, family room/study, cloakroom/utility room, whilst upstairs there are four bedrooms and two bathrooms, one being an ensuite to the master bedroom. Outside to the front there is a 55' driveway affording off-street parking for numerous cars leading to the detached garage. Two side gated entrances lead to the magnificent rear garden laid mainly to lawn, patio and decking areas, flower beds borders, mature trees and shrubs. Additional features include UPVC double glazing and gas central heating throughout.

## SITUATION

The property is situated within walking distance to the busy market town of Bishop's Stortford offering an excellent range of amenities, including multiple shopping facilities, good schooling for all ages and many sports and social facilities. The mainline railway station offers connections to London Liverpool Street, Stansted Airport and Cambridge. The M11 intersection can be found on the outskirts of town, providing links to London and the M25 orbital motorway.

## GROUND FLOOR

### COVERED PORCH

Courtesy light, composite front door with glazed side panel leading to:

### ENTRANCE HALL

Stairs to first floor with cupboard under, laminate flooring, window to the side aspect, ceiling coving, radiator, inset spots, telephone point, cloaks area, doors off to:

### LOUNGE

17'1" x 10'11"

Feature stone fireplace with gas fire, box bay window to the front aspect, TV point, radiator, ceiling coving.

### KITCHEN/DINER

17'3" x 13'3"

Range of wall and base units with real wood work top surfaces over with drawers and cupboards under, inset double bowl stainless steel sink with mixer taps with tiled splash back, space for American style fridge freezer, space for range style cooker with extractor hood over, ceiling coving, radiator, door to the side, double doors leading to the patio, windows to both rear and side aspects, inset spots, laminate flooring, archway through to:

### FAMILY ROOM/STUDY

10'5" x 8'5"

Ceiling coving, radiator, window to the side aspect, laminate flooring, door to hallway.

### CLOAKROOM/UTILITY ROOM

Low flush WC, wash hand basin with vanity unit under, chrome heated towel rail, extractor fan, space and plumbing for washing machine, part tiled walls and tiled flooring.

## FIRST FLOOR

## LANDING

Window to the side aspect, radiator, access to the part boarded loft, airing cupboard with hot water cylinder, doors off to:

### BEDROOM 1

14'2" x 11'6"

Full range of fitted wardrobes, radiator, window to the rear aspect, laminate flooring, door to:

### EN SUITE SHOWER ROOM

Shower with double length tray with tiled surround, low flush WC, pedestal wash hand basin, window to the side aspect, extractor fan, inset spots.

### BEDROOM 2

13'10" x 9'7"

Window to the front aspect, radiator.

### BEDROOM 3

9'4" x 8'4"

Windows to the rear and side aspects, built in cupboard, laminate flooring, radiator.

### BEDROOM 4

8'3" x 7'8"

Window to the front aspect, laminate flooring, radiator, built in cupboard.

### BATHROOM

"P" Shaped bath with shower over and glazed screen with tiled surround, pedestal wash hand basin, low flush WC, frosted window to the side aspect, ladder style heated towel rail, extractor fan.

## OUTSIDE

### GARDENS

A large 50' shingled driveway to the front affording off street parking for numerous cars leading to the detached garage. Two gated side entrances lead to the magnificent 150' rear garden laid to lawn with a paved patio area with gazebo over, timber built summer house with decking area in front, various flower beds, abundance of mature shrubs and trees, pathway leading to the bottom where there is gated access which leads to a footpath going to Sworders Field and a 10 minute walk to town.

### GARAGE

18'0" x 8'2"

Personal door and window to the side, power and light connected.



#### LOCAL AUTHORITY

East Herts District Council

Tax Band: E

£2,569.01

#### DIRECTIONS

From our offices follow the road round and turn right at the traffic lights onto the causeway. Head straight over at the mini-roundabout and proceed up the hill towards the Hockerill traffic lights. At the traffic lights turn left onto Stansted Road. Continue on this road taking the forth turning on your left into Cherry Gardens. At the end of this road turn left and then immediately right into Dolphin Way. The property can be found at the end of the cul-de-sac on your left hand side

#### AGENT'S NOTE

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property.

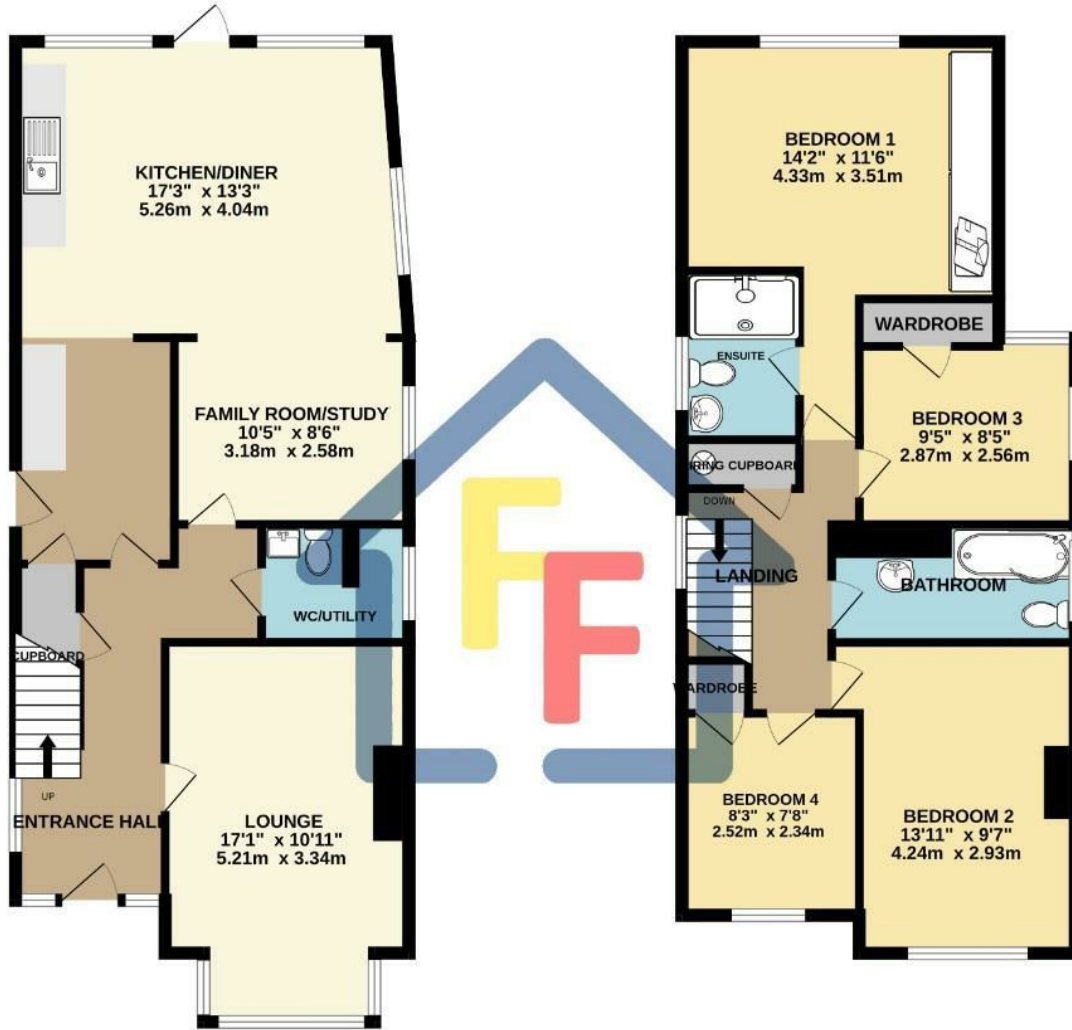
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.



GROUND FLOOR  
718 sq.ft. (66.7 sq.m.) approx.

1ST FLOOR  
655 sq.ft. (60.8 sq.m.) approx.



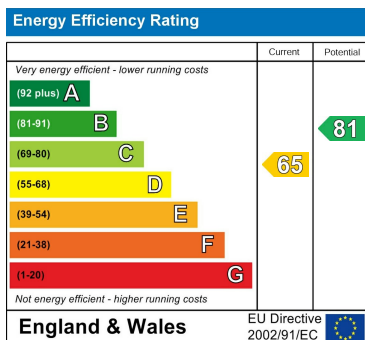
TOTAL FLOOR AREA: 1373 sq.ft. (127.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Council Tax Band

E

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.