

FREEHOLD



House - Detached (EPC Rating: B)

WINDMILL PLACE

TAKELEY

CM22 6UA

Price Guide

£640,000

- BEAUTIFULLY PRESENTED
- HIGH SPEC
- 4 BEDROOMS
- 2 BATHROOMS
- LOUNGE
- DINING ROOM
- KITCHEN/BREAKFAST/FAMILY ROOM
- ATTRACTIVE LANDSCAPED GARDENS
- GAS CENTRAL HEATING
- 3 PARKING SPACES



Fordyce Furnivall
Residential Sales & Letting Agents



4



2



2



B

4 Bedroom House - Detached located in Takeley

A most impressive four bedroom two bathroom detached family home, just 8 years old situated within a small private development of four other properties located on The Street in the popular village of Takeley close to open fields and farmland. Beautifully presented throughout with a host of luxury fixtures and fittings, the accommodation comprises entrance hall, cloakroom, sitting room, dining room and luxury kitchen/breakfast room. Upstairs there are 4 bedrooms and two bathrooms, one being the ensuite to the master bedroom. Outside to the front there are two parking spaces and a further visitor's to the rear. A side gate allows pedestrian access to the attractive landscaped rear garden is laid mainly to lawn with a patio area, raised flower beds and shrub and tree borders, timber fence surround. Water tap, eclectic point and timber built garden shed. Additional features include triple glazing, gas central heating and plantation shutters covering most of the windows.

LOCATION

The popular village of Takeley is surrounded by picturesque countryside, including The Flitch Way and Hatfield Forest, providing an idyllic location for nature lovers. The vibrant and historic market town of Bishop's Stortford is also within close proximity, offering recreational and leisure facilities, sought after primary and senior schools, as well as a mainline train station with fast links into London & Cambridge. Furthermore, the property has quick access road links for the M11 and M25, with Stansted Airport just a short drive away.

GROUND FLOOR

PORCH

Covered porch, courtesy light,

ENTRANCE HALL

Stairs to first floor with cupboard under, radiator, ceramic tile flooring, doors off to:

CLOAKROOM/UTILITY ROOM

Low flush WC, wash hand basin with vanity unit under, Granite shelf over, radiator, frosted window to the side aspect, Granite counter with integrated washing machine and tumble drier under, ceramic tile flooring, radiator.

SITTING ROOM

16'11" x 13'6"

Windows to the side aspects, patio doors leading to the rear garden, TV point.

DINING ROOM

12'0" x 8'7"

Windows to the front and side aspects, radiator, storage cupboard, ceramic tile flooring.

KITCHEN/BREAKFAST/FAMILY ROOM

17'7" x 13'10"

Luxury fitted kitchen with a range of wall and base units with Granite work top surfaces over and complimentary Granite upstands, integrated dishwasher and fridge/freezer, inset ceramic one and a quarter sink with mixed tap, Stoves Range style oven with chimney style extractor hood over, island with Granite breakfast bar and cupboards under, cupboard housing

gas boiler, inset ceiling spots, windows to the front and side, patio doors leading to the garden, ceramic tile flooring, TV & telephone points.

FIRST FLOOR

LANDING

Window to the side aspect, airing cupboard housing hot water unvented cylinder, radiator, doors off to:

MASTER BEDROOM

13'1" x 9'6"

Windows to the front & side aspects, radiators, TV point, door to:

ENSUITE

Shower cubicle, wash hand basin with vanity units below, low flush WC, fully tiled walls and floor, frosted window to the side, shavers point, extractor fan, chrome heated towel rail.

BEDROOM 2

13'10" x 9'6"

Windows to the front and rear aspects, radiator, TV point.

BEDROOM 3

13'10" x 8'7"

Windows to both rear and front aspects, radiator, fitted wardrobe, access to fully insulated loft.

BEDROOM 4

9'6" x 6'9"

Currently being used as a dressing room, range of Sharps fitted wardrobes, window to the front aspect, radiator.

FAMILY BATHROOM

Bath with shower over, glass shower screen, wash hand basin with vanity unit below, shelving over, WC with concealed cistern, chrome heated towel rail, fully tiled walls and floor, frosted window to the front aspect.

OUTSIDE

GARDEN

A side gate allows pedestrian access to the attractive landscaped rear garden is laid mainly to lawn with a patio



area, raised flower beds and shrub and tree borders, timber fence surround. Water tap, eclectic point and timber built garden shed.

PARKING

Outside to the front there are two parking spaces and a further visitors to the rear.

LOCAL AUTHORITY

Uttlesford District Council

Tax Band: E

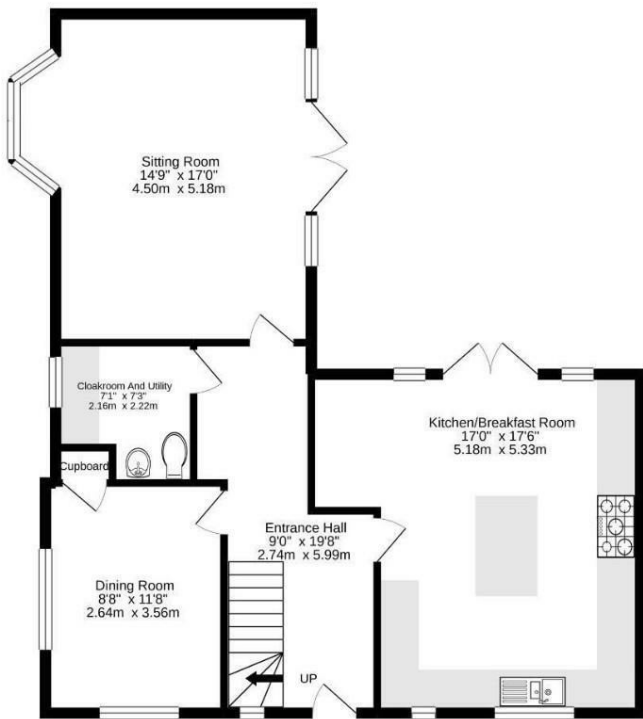
£2467.66

AGENT'S NOTE

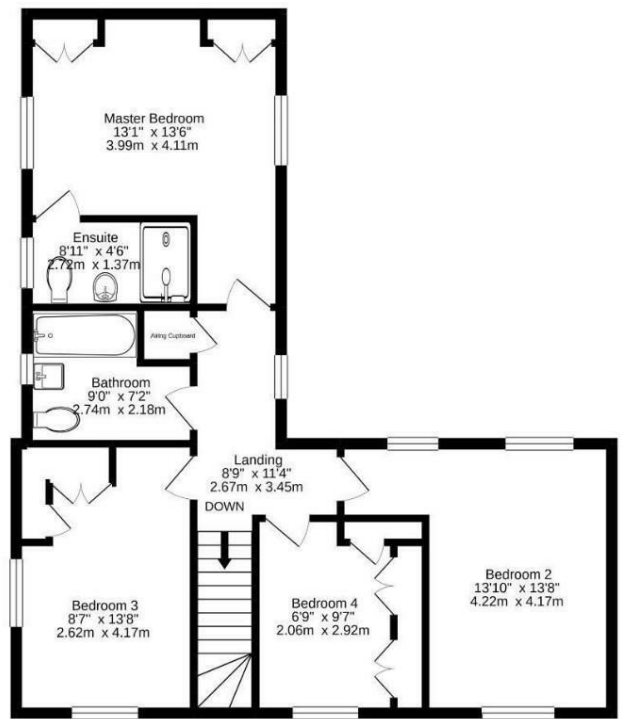
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4. **Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to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



Ground Floor



1st Floor

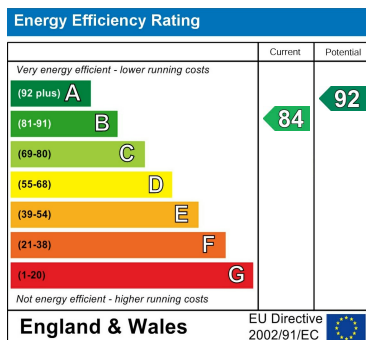


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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