

FREEHOLD



House - Detached (EPC Rating: C)

WINTERSHULL CLOSE

LITTLE CANFIELD

CM22 6FN

Price Guide

£595,000

- DETACHED FAMILY HOME
- 3 BEDROOMS
- 2 BATHROOMS
- LOUNGE
- KITCHEN/DINER
- DOWNSTAIRS CLOAKROOM
- GARAGE & CAR PORT
- GATED DEVELOPMENT
- DIRECT ACCESS ONTO THE FLITCH
- 3 YEARS REMAINING NHBC



Fordyce Furnivall
Residential Sales & Letting Agents



3



2



1



C

3 Bedroom House - Detached located in Little Canfield

Being sold with vacant possession and immaculately presented throughout, a 7 year old 3 bedroom 2 bathroom detached family home backing directly onto the Flitch Way Country Park situated in a prestigious gated development of just 5 other houses located in Little Canfield conveniently located between the market towns of Bishop's Stortford and Great Dunmow. The spacious accommodation comprises entrance hall, downstairs cloakroom, lounge and fully fitted kitchen/diner. Upstairs there are 3 bedrooms with two bathrooms, one being the ensuite to the master. Outside to the front there is a garage with parking in front, driveway leading to a car port, paved pathway leading to the front door. A side gate allows pedestrian access to the rear garden laid mainly to lawn backing directly onto the Flitch Way Country Park, timber fence surround. Additional features include an Air Source heat pump, heat exchange ventilation system, underfloor heating to the ground floor individually thermostatically controlled, German engineered high performance, maintenance free, wood framed double glazing with open and tilt system and 3 years remaining on the NHBC guarantee.

SITUATION

Backing directly onto the Flitch Way Country Park which runs for fifteen miles from Braintree station to Start Hill near Bishops Stortford and is an important greenway and wildlife corridor. For most of the way it provides a safe traffic free environment for walkers, cyclists and horse riders and forms part of National Cycle Network Route 16. Little Canfield is ideally located for both international and local transport links with the M11 and Stansted Airport both nearby. There is a wealth of footpaths and cycle ways close by that lead to pretty villages and country pubs. Just over 2 miles away is the National Trust's Hatfield Forest, with 1,000 acres of woodland and two ornamental lakes. The busy market town of Bishop's Stortford offers an excellent range of amenities, including multiple shopping facilities, schooling for all ages and many sports and social facilities. There is also a mainline railway station with connections to London Liverpool Street and Cambridge

GROUND FLOOR

PORCH

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

ENTRANCE HALL

Laminate wood flooring with heating under, stairs to first floor, doors off to:

CLOAKROOM

Pedestal wash hand basin with tiled splashback, low flush WC, laminate wood flooring with heating under, double glazed window to the front aspect.

LOUNGE

16'4" x 11'5"

Double glazed window to the front aspect, French doors with glazed panels to either side leading to the garden, laminate wood flooring with heating under.

KITCHEN/DINER

20'4" x 12'4"

Fitted with a modern range of base and eye level units with complementary working top surfaces over and matching up stands, inset 1 1/4 stainless steel sink with mixer tap, Zanussi double oven, ceramic hob with chimney style extractor fan over, dishwasher, fridge/freezer, inset ceiling lights, laminate wood flooring with heating under, double glazed window to the front

and rear aspects, door leading to the rear garden, laundry cupboard housing Hotpoint washing machine, stainless steel sink with tiled splash back.

FIRST FLOOR

LANDING

Access to fully insulated loft, doors off to:

MASTER BEDROOM

11'9" x 11'5"

Range of fitted wardrobes, double glazed window to the rear aspect, radiator, door to:

ENSUITE SHOWER ROOM

Low flush WC, pedestal wash hand basin with mixer tap and tiled splash backs, walk-in shower cubicle with sliding glass door, laminate flooring, frosted double glazed window to the front aspect, radiator.

BEDROOM 2

10'5" x 10'2"

Double glazed window to the front aspect, radiator.

BEDROOM 3

12'11" x 8'2"

Double glazed window to the front aspect, radiator.

BATHROOM

Low flush WC, pedestal wash hand basin with mixer tap and tiled splash backs, panel enclosed bath with shower attachment, part tiled walls, laminate flooring, frosted double glazed window to the side aspect, radiator.

OUTSIDE

GARDENS

To the front there are two driveways, one leading to the tandem garage with parking in front, the other to the car port, landscaped garden separated by a paved parthwy to the front door. A side gate allows pedestrain access to the rear garden backing directly onto the Flitch laid mainly to lawn with paved patio area, timber fence surround.

GARAGE

22'11" x 9'10"

Larger than average with up & over door, power and light connected, window to the side, door leading to the rear garden
AGENTS NOTE this would make an ideal home office or



even an annex for family member or guests, subject to the usual planning permissions.

LOCAL AUTHORITY

Uttlesford District Council

Tax Band: E

£1671.67

ESTATE CHARGES

The owner will become a 1/6 member of the management company and a annual charge of £1,140 will apply which includes Up keep of electric gates, lighting and roads, pathway cleaning, maintenance of communal areas and public liability insurance.

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.



1ST FLOOR
534 sq.ft. (49.6 sq.m.) approx.



GROUND FLOOR
534 sq.ft. (49.6 sq.m.) approx.



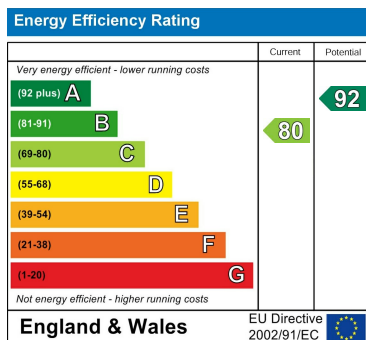
TOTAL FLOOR AREA : 1068 sq.ft. (99.2 sq.m.) approx.

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.