



House - Detached (EPC Rating: B)

WINTERSHULL CLOSE

LITTLE CANFIELD

CM22 6FN

PCM

£3,350 PCM

- UNFURNISHED & AVAILABLE IN JUNE
- DETACHED FAMILY HOME
- 5 BEDROOMS
- 3 BATHROOMS
- 3 RECEPTION ROOMS
- OVER 3 FLOORS
- TANDEM GARAGE
- GATED DEVELOPMENT OF 5 OTHER HOUSES
- GARDEN & PATIO
- KITCHEN/DINER



Fordyce Furnivall
Residential Sales & Letting Agents



5



3



3



B

5 Bedroom House - Detached located in LITTLE CANFIELD

****BEING OFFERED UNFURNISHED AND AVAILABLE IN JUNE**** A superb 5 bedroom 3 bathroom detached family home situated in a 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, cloakroom, study, dining room, lounge, kitchen and utility room while on the first floor there are four bedrooms, one with en suite and the family bathroom. To the second floor is the master bedroom with dressing area and en suite bathroom. The front garden is laid to lawn with mature trees and flowerbeds. Side gated pedestrian access leads to the rear garden laid to lawn with paved patio area, timber fence surround and paved pathway leading to the tandem garage, up and over door with power and light connected. Additional features include a Geothermal heat pump, heat exchange ventilation system, Oak flooring, underfloor heating to the ground floor individually thermostatically controlled, German engineered wood framed double glazing with open and tilt system and Granite work top surfaces. ****SORRY NO PETS****

SITUATION

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.

approximately 15 minutes and 10 minutes drive respectively. Bishop's Stortford offers M11 access at Junction 8 as well as a main line train station serving London Liverpool Street.

GROUND FLOOR

COVERED PORCH

Door with glazed panels, courtesy light.

ENTRANCE HALL

Oak flooring, under floor heating, inset spotlights, contemporary wooden staircase with metal finials rising to the first floor, doors off to:

CLOAKROOM

Double glazed frosted window to the front aspect, rectangular wash hand basin with vanity unit under, tiled splash back, low flush WC, Oak flooring, under floor heating, inset ceiling lights.

STUDY

3.18m x 2.88m 10' 5" x 9' 5") Double glazed bay window to the front aspect, Oak flooring, under floor heating, inset ceiling lights, telephone point.

DINING ROOM

3.72m x 2.78m 12' 2" x 9' 1") Double glazed bay window to the front aspect, Oak flooring, under floor heating, inset ceiling lights.

LOUNGE

5.26m x 3.87m 17' 3" x 12' 8" Oak flooring, under floor heating, inset ceiling lights, T.V. and satellite points, double glazed French doors with glazed side panels onto the rear garden.

KITCHEN/BREAKFAST ROOM

5.77m x 3.60m 18' 11" x 11' 10" Luxurious kitchen fitted with base and eye level units with Granite work surfaces over and Granite upstands, inset 1 1/4 ceramic sink, CDA Range cooker with ceramic hob, tiled splash back and chimney style extractor over, central Island unit with Granite work surface over, American style fridge/freezer, integrated dishwasher, inset ceiling lights, tiled floor, window to the rear aspect and door onto the rear garden.

UTILITY ROOM

Fitted with base and eye level units with complementary roll edge work surface over, inset stainless steel sink with tiled splash back, plumbing and space for washing machine and tumble dryer, door onto the rear garden.

FIRST FLOOR

LANDING

Galleried landing, window to the front aspect, radiator, airing cupboard housing pressurised water tank, staircase to the second floor, doors off to:

BEDROOM 2

4.50m x 3.18m 14' 9" x 10' 5" Windows to the front and side aspects, 2 built-in wardrobes, inset ceiling lights, door into:

ENSUITE SHOWER ROOM

Walk-in double shower, low flush WC, pedestal wash hand basin, chrome heated towel rail, part tiled walls, tiled floor, frosted window to the rear aspect.

BEDROOM 3

3.66m x 3.50m 12' x 11' 6" Window to the front aspect, radiator.

BEDROOM 4

3.77m x 2.60m (12' 4" x 8' 6") Window to the rear aspect, radiator.

BEDROOM 5

2.60m x 2.30m (8' 6" x 7' 7") Window to the rear aspect, radiator.

BATHROOM

Shower cubicle, bath with hand held shower, pedestal wash hand basin, low flush WC, tiled floor, half tiled walls, frosted window to the rear aspect.

SECOND FLOOR

MASTER BEDROOM

4.00m x 3.60m (13' 1" x 11' 10") Four Velux windows to the front



and rear aspects, radiator, eaves storage cupboard, T.V. and satellite points.

DRESSING AREA

Velux windows to the rear and front aspects, dressing area, double fitted wardrobe with sliding mirrored doors, boarded eaves storage cupboard, doors into:

ENSUITE BATHROOM

Velux window, double shower, wash hand basin with vanity unit under, low flush WC with concealed cistern, tiled floor, fully tiled walls, chrome heated towel rail.

OUTSIDE

GARDEN

The front garden is mainly laid to lawn with flower bed, mature trees and paved pathway leading to the front door. Side gated pedestrian access leads to the rear garden laid to lawn with paved patio area, timber fence surround and paved pathway leading to the double garage.

TANDEM GARAGE

Tandem garage with up and over doors, power and light connected.

AGENT'S NOTE

There will be an additional charge of £25 pcm for gardening services.

LOCAL AUTHORITY

Uttlesford District Council

Tax Band: F

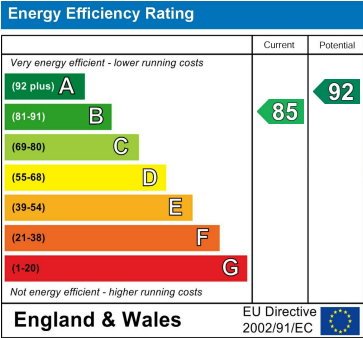
£3,015.52



Council Tax Band

F

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.