



## BUTTERCUP WAY, WOODLANDS PARK

GUIDE PRICE – £540,000

- \*\*\*100% SDLT CONTRIBUTION\*\*\*
- NHBC AWARD WINNING DEVELOPMENT
- A 2 STOREY 4 BEDROOM SEMI DETACHED HOME
- CHARACTERFUL HOUSE WITH A DECORATIVE OPEN PORCH AND AN EXTERNAL RENDERED MONOCOUCHE FINISH
- TRADITIONALLY BUILT HOUSE
- PAULA ROSA KITCHEN WITH FITTED APPLIANCES
- ROCA SANITARYWARE THROUGHOUT
- FITTED CARPETS AND WINDOW DRESSINGS
- PATIO AND TURFED GARDENS
- DETACHED GARAGE, DRIVEWAY AND

**\*\*\*100% SDLT CONTRIBUTION\*\*\*** The Wagtail is a 4 bedroom home with accommodation set over two floors. Comprising a kitchen diner with bi-folding doors to the rear garden, living room with fireplace and bay window, and cloakroom on the ground floor. The first floor offers 4 bedrooms with ensuite to bedroom 1, a home office/bedroom 5 and a family bathroom. Externally, plot 29 enjoys family parking suitable for 3 vehicles, a detached garage and an entertaining rear garden.





## Ground Floor

### Living Room 17' 6" x 11' 0"

A dual aspect room with bay window to front and window to side. The focal point within the room is a quality stone fireplace with open gas flame fire. The room also benefits from TV and CAT 6 cabling points, fitted carpet and window dressings. Door to;

### Kitchen Diner 18' 7" x 11' 5"

A spacious Kitchen Diner comprising a Paula Rosa Manhattan fitted kitchen benefiting from quality integrated appliances and a range cooker. Stainless steel sink with mixer tap. Bi-folding doors and window to rear garden. Tiled flooring.

### Cloakroom 6' 1" x 2' 11"

Comprising Roca sanitaryware and built-in wash basin storage unit. Half tiled surround and tiled floor.

## 1st Floor

### Bedroom 1 14' 1" x 10' 6"

With window to rear aspect, ceiling lighting, fitted carpet, door to:

### En-suite 8' 0" x 3' 11"

Comprising an enclosed shower cubicle with an Aqualisa thermostatic control unit. Wash hand basin with integrated storage cupboard under and touch lit mirror above. Close coupled WC. Chromium heated towel rail. Half tiled surround. Obscure window to side.

### Bedroom 2 11' 1" x 10' 8"

With window to front aspect, ceiling lighting, fitted carpet.

### Bedroom 3 11' 6" x 10' 10"

With window to rear aspect, ceiling lighting, fitted carpet.

### Bedroom 4 10' 3" x 7' 10"

With window to rear aspect, ceiling lighting, fitted carpet.

### Study / Bedroom 5 10' 10" x 6' 10"

With window to front aspect, ceiling lighting, fitted carpet.

### Family Bathroom 7' 2" x 5' 8"

A three-piece suite with Roca sanitaryware comprising panel enclosed bath with mixer tap and shower attachment, wash hand basin with integrated storage cupboard under. Close coupled WC. Chromium heated towel rail. Full tiled surround. Obscure window to front.

# OUTSIDE

## Garden, Garage and Parking

The large fully turfed garden with an entertaining patio area, outside lighting and water point, planted tree, close boarded fencing. Personnel gate to brindle block driveway and carport, along with personnel door into the garage.



# DETAILS

## EPC

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>	82 B	91 B
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## FLOOR PLAN

GROUND FLOOR



FIRST FLOOR



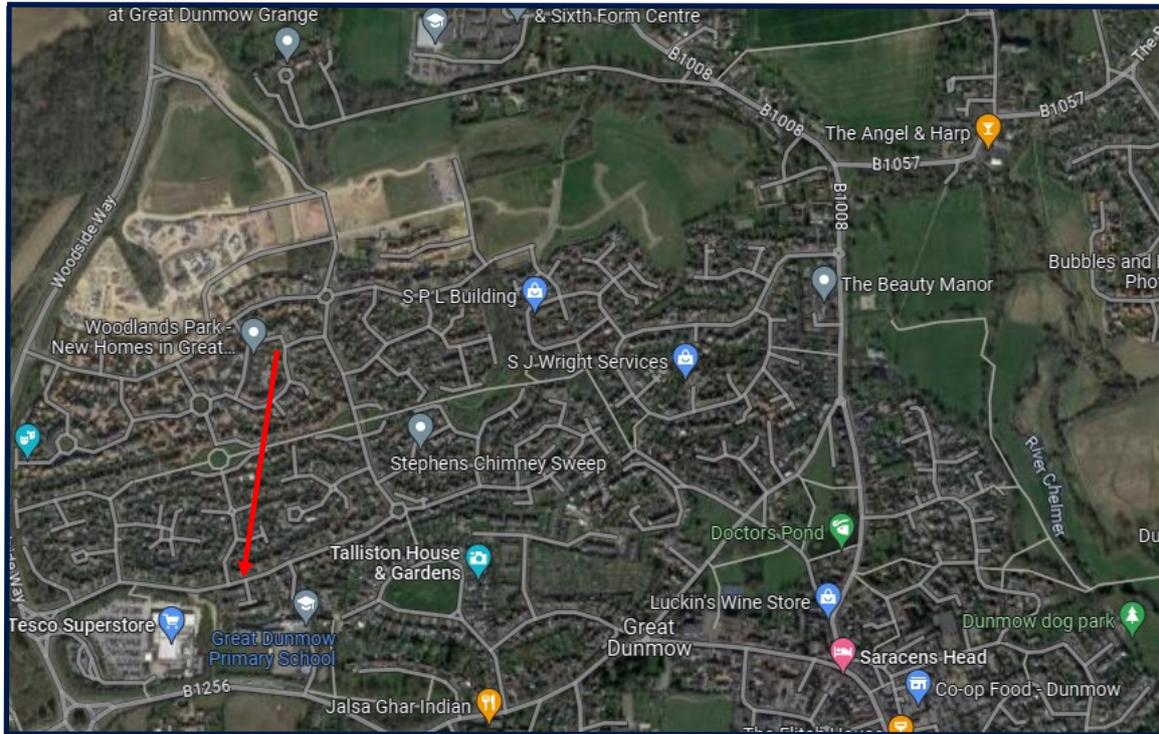
GROUND FLOOR	FIRST FLOOR	
<b>HALL</b> 5700 x 1200mm 18'8" x 3'11"	<b>BEDROOM 1</b> 4300 x 3200mm 14'1" x 10'6"	<b>BEDROOM 4</b> 3130 x 2375mm 10'3" x 7'10"
<b>KITCHEN/DINING</b> 5675 x 3490mm 18'7" x 11'5"	<b>BEDROOM 1 EN-SUITE</b> 2450 x 1200mm 8'0" x 3'11"	<b>STUDY</b> 3300 x 2075mm 10'10" x 6'10"
<b>LIVING ROOM</b> 5325 x 3350mm 17'6" x 10'12"	<b>BEDROOM 2</b> 3375 x 3250mm 11'1" x 10'8"	<b>FAMILY BATHROOM</b> 2175 x 1725mm 7'2" x 5'8"
<b>CLOAKROOM</b> 1850 x 900mm 6'1" x 2'11"	<b>BEDROOM 3</b> 3510 x 3300mm 11'6" x 10'10"	

Although every care has been taken in the preparation of this brochure, it's accuracy is not guaranteed and the contents shall not constitute an offer, representation or warranty, nor shall it form the basis of part of any contract. Room sizes and architectural details may vary and are provided for guidance only and the Company reserves the right to alter plans, layout and specifications at it's discretion. Floor and bathroom layouts are indicative only and may vary on completion. We reserve the right to increase or change specifications and vary the price accordingly. Prices are correct at the time of going to press but customers should enquire about prices at completion.

# GENERAL REMARKS & STIPULATIONS

Woodlands Park, on the edge of Great Dunmow, offers walking distance access to schooling for both Junior and Senior year groups, boutique shopping and recreational facilities. Woodlands Park is a short drive away from the mainline railway station at Bishop's Stortford which serves London Liverpool Street, Cambridge and Stansted Airport, also the M11 and M25 motorways are only a short drive via the A120, giving easy onward access to London and the North.

## DIRECTIONS



## FULL PROPERTY ADDRESS

Plot 29 Wagtail, Buttercup Way, Woodlands Park,  
Great Dunmow, Essex, CM6 1XZ

## SERVICES

Gas fired central heating, mains drainage and  
water

## COUNCIL TAX BAND

TBC

## LOCAL AUTHORITY

Uttlesford District Council, London Road, Saffron  
Walden, CB11 4ER

**AGENTS NOTE:** We believe the information supplied in this brochure is accurate as of the date 22/07/2024. The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.) will be included in the sale.

# PESTELL & Co

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